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WARRANTY DEED

For value received, FLDC, INC., an Idaho corporation whose headquarters and principal place of business is in Council, Idaho, the Grantor, does hereby grant, bargain, sell and convey unto JAMES R. LEWIS and AUDREY L. LEWIS, husband and wife, the Grantees, whose address is Box 292, Ontario, Oregon, the following described premises in Klamath County, Oregon, to wit:

A parcel of land situated in the City of Klamath Falls, County of Klamath, State of Oregon, more particularly described as follows:

The southwesterly 29 feet 6 inches of the northeasterly 49 feet 6 inches of Lot 3 in Block 48 of Nichols Addition to Linkville, now City of Klamath Falls, more particularly described as follows:

Beginning at a point on the southeasterly line of said Lot 3 which point is 49 feet 6 inches from the Southeast corner of said lot and which said point is the southeasterly corner of the Evans Building; thence running Northwesterly along the Easterly side of the wall of the Evans Building 120 feet, more or less, to the Northwesterly line of said lot; thence running Northeasterly along the Northwesterly line of said lot a distance of 29'6"; thence running Southeasterly at right angles to Main Street a distance of 120 feet, more or less, to the Southeasterly line of said lot, the Southeasterly 85 feet of said line being along the Easterly side of the wall of the building on the premises herein conveyed; thence running Southwesterly along the Southeasterly line of said lot a distance of 29'6" to the point of beginning.

EXCEPTING THEREFROM the Northwesterly 2 feet thereof, conveyed to the City of Klamath Falls by deed recorded October 27, 1958, in Volume 305, page 348, Deed Records of Klamath County, Oregon.

SUBJECT TO all reservations and restrictions contained in that certain Deed from A. M. Collier, et al, to Louise Hathaway recorded on the 13th day of October, 1949, in Volume 169, page 582, of the Deed Records of Klamath County, Oregon, as well as all such easements referred to therein, and recorded in Book 169, pages 147 and 148 of the Deed Records of Klamath County, Oregon.

TO HAVE AND TO HOLD the said premises, with their appurtenances, unto the said Grantees, their heirs and assigns forever. And the said Grantor does hereby covenant to and with the Grantees that it, the

Ret: Butler & Looney, P.C.

Box 430

Vale, Oregon

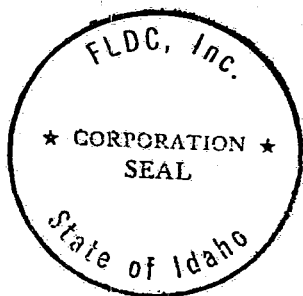
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Grantor, is the owner in fee simple of said premises, that the said premises are free from all encumbrances, save and excepting only that certain Mortgage dated the 13th day of April, 1979, which was filed of record on the 13th day of April, 1979, in the office of the County Recorder of Klamath County, Oregon, as Instrument No. 65439 of the records of said County; and that it will warrant and defend the same from all lawful claims whatsoever save and excepting only persons lawfully claiming under and pursuant to the said Mortgage.

DATED this 29 day of May, 1980.

FLDC, INC.



By Ferd Muller
President

Attest Charles R. Whitaker
Secretary

STATE OF IDAHO)
County of Adams) ss.

On this 29 day of May, 1980, before me, a Notary Public in and for the State of Idaho, personally appeared Ferd Muller and Charles R. Whitaker, known to me to be the President and Secretary of FLDC, INC., and acknowledged to me that they executed the within instrument on behalf of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date first above written.

Ronald L. Dean
Notary Public for Idaho
Residing at Council, Idaho

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of August A.D., 19 85 at 9:40 o'clock A M., and duly recorded in Vol. M85
of _____ Deeds on Page 13032

FEE \$9.00

Evelyn Biehn, County Clerk
By Pam Smith