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KNOW ALL PERSONS BY THESE PRESENTS, made as of this 29th day of July, 1988, that Barney Calmes, the Personal Representative of the Estate of FLORENCE CALMES, Deceased, Grantor, does hereby distribute and convey unto EULENE MCAULIFFE and MONNIETTE GARDNER, who was formerly Monniette Buckingham, in equal one-half shares as Tenants in Common, Grantees, all of the right, title, estate and interest of said Decedent and her Estate in and to the following described property, to wit:

PARCEL ONE

Testatrix's Family Home and the approximately 4.4 acres upon which it is situated, said Home Property being more particularly described as follows:

The entire fee simple interest in The Calmes Family House and the approximately 4.4 acres upon which it is situated as shown in Map of Survey made by Julian M. Ager, Registered Oregon Land Surveyor, for Tom Calmes, dated November 20, 1965 and filed in the office of the Klamath County Surveyor on February 23, 1966, as Survey No. 1080 and being described therein as a Tract of Real Property adjacent to That Tract of Land recorded in Vol. 350 at page 490 of Deed Records, and which said approximately 4.4 acres is the same Tract of Land as the Family House and approximately 4.4 acres of which an undivided one-half interest was conveyed by the Deed recorded in Vol. M-68 at page 9474 and which is more particularly described as follows: Beginning at the Northwest Corner of Section 17, Twp. 40 S.R. 8 E.W.M. Klamath County, Oregon; Thence, South 89°48'27" East along the North Boundary of said Section 17 a distance of 1,342.8 feet, more or less, to the East Boundary of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 17; Thence, South 0°06' East along said East Boundary of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 17 a distance of 365.5 feet to the Easterly Right of Way Boundary of the Keno-Worden Highway as constructed on November 20, 1965; Thence, South 28°53' East along said Keno-Worden Highway Right of Way Boundary a distance of 705.1 feet to the most Southwesterly corner of the Tract of Land conveyed by Tom Calmes and Florence Calmes to John E. Kite by deed dated September 21, 1960 and recorded in Vol. 357 at page 154 of Klamath County, Oregon Deed Records on October 26, 1964 and which is shown in Map of Survey made by Julian M. Ager, Registered Oregon Land Surveyor, for Tom Calmes, dated September 13, 1960 and filed in the office of the Klamath County Surveyor on September 19, 1960, as Survey No. 531; Thence, along the South Boundary of said Kite Tract of Land South 84°48' East a distance of 546.0 feet and South 69°33' East a distance of 829.5 feet to a half inch rod; Thence, leaving said Kite South Boundary and running South 32°31' West a distance of 30.68 feet, more or less, to the Northeast Corner of the Tract of Land recorded in Vol. 350 at page 490 of Deed Records of Klamath County, Oregon; Thence, continuing South 32°31' West along the Easterly Boundary of said Tract of Land a distance of 436.00 (feet) to the Southeasterly corner of said Tract of Land recorded in said Vol. 350 at page 490 of Deed Records which is **THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;** Thence, North 69°33' West along the South Boundary of said Tract of Land a distance of 175.0 feet to the Southwest Corner thereof; Thence, South 32°31' West a distance of 395.48 feet, more or less, to the Easterly Right of Way Boundary of the Keno-Worden Highway; Thence crossing the said Highway South

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32°31' West a distance of 61.04 feet to the Westerly Right of Way Boundary of said Keno-Worden Highway; Thence, South 32°31' West a distance of 211.43 feet to one-half inch galvanized iron pipe; Thence, South 89°36'30" East a distance of 306.38 feet to the Westerly Right of Way Boundary Line of the Keno-Worden Highway; Thence, South 89°36'30" East a distance of 69.22 feet to a half inch galvanized iron pipe set in said Highway; Thence, North 32°31' East a distance of 13.26 feet to the Easterly Right of Way Boundary Line of the Keno-Worden Highway; Thence, North 32°31' East a distance of 523.04 feet, more or less, to a three-fourths inch galvanized iron pipe; Thence, North 69°33' West a distance of 150.3 feet to the True Point of Beginning containing 4.4 acres, more or less, subject to the right of way of the Keno-Worden Highway.

SUBJECT TO THE FOLLOWING LAW:

"This Instrument will not allow use of the property described in this Instrument in violation of applicable land use laws and regulations. Before signing or accepting this Instrument, the Person acquiring fee title to the property should check with the appropriate City of County Planning Department to verify approved uses." ORS 93.040

TO HAVE AND TO HOLD the above described premises and their appurtenance unto the said Grantees, as Tenants in Common and their respective heirs, devisees and grantees, forever.

This conveyance is made in accordance with the Decree of Final Distribution made on July 27, 1988, by the Probate Judge of the Circuit Court of the State of Oregon for Klamath County in the Matter of the Estate of Florence Calmes, Deceased, Case No. 86-61 PR in said Court wherein said property was Decreed to be vested in said Grantees as above set forth, and I certify that no consideration as defined by ORS 93.030 has been paid for this property.

WITNESS the hand of the Personal Representative the date first herein written.

Barney Calmes
Barney Calmes


As Personal Representative of the
Estate of Florence Calmes, Deceased.

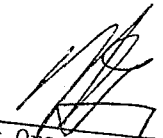
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STATE OF OREGON)
County of Klamath) SS

On this 29th day of July, 1988 personally appeared Barney Calmes, known to me to be the person described in the foregoing Instrument, and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

BEFORE ME:


Wm. Ganong
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES APRIL 1, 1989


Notary Public for Oregon

Until a change is requested all Tax Statements shall be sent to the following address:

Monniette Gardner
P. O. Box 96
Keno, OR 97627

After Recording Return to:

Monniette Gardner
P. O. Box 96
Keno, OR 97627

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of July A.D., 1988 at 4:03 o'clock P.M., and duly recorded in Vol. M88
of Deeds on Page 12208

FEE \$18.00

Evelyn Biehn
By Daniel M. Mulins County Clerk