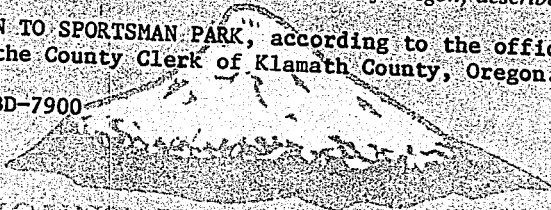


hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SHARON O. SLIGAR, as to an undivided 3/4 interest and CAROL ANN HUNSAKER, as to an undivided 1/4 interest, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 223, THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No. 3606-3BD-7900



MOUNTAIN TITLE COMPANY

"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 or county planning department to verify approved uses."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT those of record and apparent upon the land, if any, as of the date of this deed,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 3,500.00. However, the actual consideration consists of or includes other property, goods or services given or promised which are the subject of the consideration indicated herein. The sentence between the symbols, if applicable, should be entered.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 21st day of February, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Ray W. Ryan

STATE OF OREGON,
County of JACKSON)
February 21, 1990 ss.

Personally appeared the above named
Ray W. Ryan

and acknowledged the foregoing instrument
to be his voluntary act and deed.

STATE OF OREGON, County of) ss.
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Personally appeared and
who, being duly sworn,
each for himself and not one for the other, did say that the former is the
president and that the latter is the
secretary of

and that the seal affixed to the foregoing instrument is the corporate
seal of said corporation and that said instrument was signed and sealed
in behalf of said corporation by authority of its board of directors; and
each of them acknowledged said instrument to be its voluntary act and
deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

Before me:
(OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires: 2/22/92

Ray W. Ryan
11322 Modoc Road
Central Point, OR 97502
GRANTOR'S NAME AND ADDRESS
Sharon O. Sligar & Carol Ann Hunsaker
Box 370609
Montara, CA 94037
GRANTEE'S NAME AND ADDRESS

After recording errors at:
Sharon O. Sligar & Carol Ann Hunsaker
Box 370609
Montara, CA 94037
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Sharon o. Sligar & Carol Ann Hunsaker
Box 370609
Montara, CA 94037
NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was
received for record on the 2nd
day of March, 1990,
at 8:43 o'clock A.M., and recorded
in book M90 on page 3996 or as
file/reel: number 11926
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Denise Mueller Deputy

Fee \$28.00