

SPECIAL WARRANTY DEED

THE STATE OF OREGON
COUNTY OF KLAMATH

www

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, TEAM BANK, as Trustee of the C. A. BULLEN TESTAMENTARY TRUST (herein referred to as "Grantor"), desires to distribute and convey, pursuant to the terms of its trust agreement, all of its right, title and interest in and to that certain real property described as the SE 1/4 of the SE 1/4 of Section 15, Township 28 South, Range 8 East, W.M. (herein referred to as the "Property"), in equal undivided interests to each of BILL BARRY BULLEN and JEANNE BULLEN GIERHART, as their sole and separate property (herein referred to as "Grantees"), for and in the true and actual consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged;

NOW, THEREFORE, Grantor conveys and specially warrants unto each of Grantees in equal undivided interests, as their sole and separate property, all of Grantor's right, title and interest in and to the Property, together with any and all appurtenances belonging or appertaining thereto and any and all improvements located thereon, free of encumbrances created or suffered by Grantor except as specifically set forth herein; such that hereafter the Property shall be owned and held in undivided interests as follows: Bill Barry Bullen (50%) and Jeanne Bullen Gierhart (50%).

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantees, their heirs, legal representatives and assigns forever, subject, however, to (i) all matters

that a true and correct survey would reveal and (ii) all reservations and other matters of record in Klamath County, Oregon, to the full extent any of such matters set forth in (i) and (ii) above are valid and subsisting and affect the Property.

Until a change is requested, all tax statements shall be sent to Grantees, c/o Jeanne Bullen Gierhart, P. O. Box 848, Bellaire, Texas 77402.

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.

EXECUTED this 19 day of February, 1991.

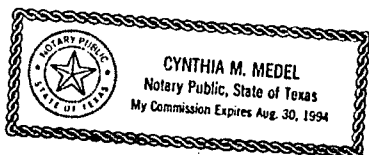
TEAM BANK, as Trustee of the
C. A. BULLEN TESTAMENTARY TRUST

By: Harold Perkins
Name: Harold Perkins
Title: Vice President

THE STATE OF TEXAS §
COUNTY OF Harris §

This instrument was acknowledged before me on February 19, 1991, by Harold Perkins, Vice President of Team Bank, as Trustee of the C. A. Bullen Testamentary Trust.

(NOTARIAL SEAL)



Cynthia M. Meadel
Notary Public in and for
the State of Texas

3172

After Recording Return To:

Jeff Carter
Andrews & Kurth
4200 Texas Commerce Tower
Houston, Texas 77002

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Andrews & Kurth the 21st day
of Feb. A.D., 19 91 at 11:41 o'clock A M., and duly recorded in Vol. M91,
of Deeds on Page 3170.

FEE \$38.00

Evelyn Biehn County Clerk

By Pauline Mulendare