

RECORDATION REQUESTED BY:

RICHARD . L. TRETHEWAY

AFTER RECORDATION, RETURN TO:

AL GORDON
310 Tahiti Way APT. 212
MARINA DEL REY, CA. 90292

RETURN BY: MAIL (x) PICK UP ()

-K-43094
WARRANTY DEED

SELLER: RICHARD L. TRETHEWAY and SANDRA L. TRETHEWAY, whose residence and mailing address is 2018 SPRING OAKS DR., SPRINGVILLE, UTAH 84663.

BUYER: PETER GORDON AND MAGGIE GORDON, whose residence and mailing address is 310 TAHITI WAY APT 212, MARINA DEL REY CA. 90292.

DESCRIPTION OF PROPERTY:

The property covered by this Warranty Deed is described in Exhibit "A", attached to this document.

SALE AND TRANSFER OF PROPERTY:

In return for the Buyer's payment of the purchase price as agreed between Seller and Buyer, the Seller sells and transfers the property described in Exhibit "A" to the Buyer.

SALE AND TRANSFER OF OTHER RIGHTS:

Seller also sells and transfers to the Buyer the following:

- (A) All improvements located on the property;
- (B) All rights the Seller has in other property because of the Seller's ownership of the property being sold (these rights are known as "easements and appurtenances");
- (C) All rents or royalties from the property;
- (D) Any mineral and metallic rights owned by the Seller in the property; and
- (E) All other rights or privileges that the Seller owns

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because of the Seller's ownership of the property.

BUYER'S TENANCY:

The Buyer will take and own the property as **JOINT TENANTS**. The Buyer will also own the other rights described above in the same tenancy.

SELLER'S WARRANTIES:

By signing this Warranty Deed, Seller gives Buyer a general warranty of title. This means that Seller guarantees:

(A) That the Seller lawfully owns the property and other rights being sold to Buyer;

(B) That the Seller has the right to sell and transfer the property and other rights described in Exhibit "A" and this Deed;

(C) That there are no other claims by any person against the property or the other rights being sold and no other person has any rights in the property unless those claims or rights are described in Exhibit "A" under the title "SUBJECT TO"; and

(D) That if any other person makes any lawful claim against the property or the other rights being sold, or has any rights in the property, and those claims or rights are not described in Exhibit "A", then the Seller will defend the Buyer's ownership against those lawful claims and rights. The Seller does not have any obligation to defend the Buyer's ownership against any claims or rights described in Exhibit "A".

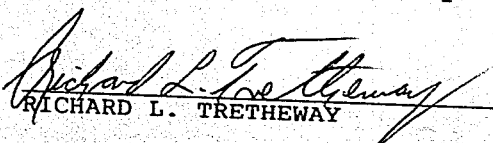
DEFINITIONS:

The word "person" includes natural persons, business organizations and any other entity the law allows to own property or conduct business;

The words "Seller" and "Buyer" include the persons named in this Deed and those who take over or succeed to that person's rights or interests, whether by purchase, inheritance, operation of law or otherwise.

This Deed is being signed by the Seller on the 28 day of MARCH, 1988.

"SELLER"


RICHARD L. TRETHEWAY

Sandra L. Tretheway
SANDRA L. TRETHEWAY

STATE OF UTAH)
) SS:
COUNTY OF UTAH)

On this 29th day of March, 1991, before me personally appeared RICHARD L. TRETHEWAY and SANDRA L. TRETHEWAY, to me known to be the persons described in and who executed the foregoing instrument and who acknowledged that they executed the same as their free act and deed.

Connie S. Gates
Notary Public, State of UTAH

My Commission Expires: 1-5-92

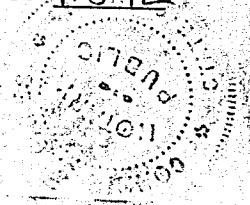


EXHIBIT "A"

S1/2 S1/2 NW1/4 SE1/4, less the West 30 feet thereof,
in Section 16, Township 23 South, Range 10 East of the Willamette
Meridian, Klamath County, State of Oregon.

SUBJECT TO:

Easement 60 feet in width for the purpose of ingress
and egress, including the terms and provisions thereof, from
George E. Howard, a single man, to C.W. Reeve and Leona M. Reeve,
husband and wife, dated June 8, 1964, recorded June 9, 1964, in
Volume 353, Page 395, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 1st day
of April A.D., 19 91 at 3:53 o'clock P M., and duly recorded in Vol. M91
of Deeds on Page 5803

FEE \$38.00

Evelyn Biehn County Clerk
By Pauline Misklare