

KNOW ALL MEN BY THESE PRESENTS, That

Larry East, Jr.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Larry East, Jr. and Tamara J. East, Husband and Wife and Larry East, Sr. all with the rights of survivorship the grantee, does hereby grant, bargain, sell and convey unto the said grantee 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 18 in Block 38 of TRACT NO.1084, SIXTH ADDITION TO KLAMATH RIVER ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 those apparent upon the land, if any, as of the date of this deed.

and that 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 \$ *NONE*.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole/part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

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 30th day of October, 19 91; 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.

STATE OF OREGON,)
 County of Klamath) ss.
October 30, 19 91.

Personally appeared the above named
Larry East, Jr. and Tamara J. East

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

Before me: Judith L. Caldwell
 Notary Public for Oregon
 My commission expires: 8-31-95

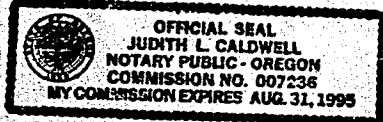
STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 __, by _____,
 _____ president, and by _____,
 _____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
 My commission expires: _____ (SEAL)



EAST
 C/O Klamath First Federal

GRANTOR'S NAME AND ADDRESS

EAST
 8027 Big Buck Lane
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

First recording return by:
 Klamath First Federal
 2943 S. 6th St.
 Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Klamath First Federal
 2943 S. 6th St.
 Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of Oct., 19 91, at 1:52 o'clock A. M., and recorded in book M91 on page 22849 or as file/reel number 36794.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 Recording Officer
 By Paula M. Mendenhall Deputy

only.

15. THIRD-PARTY RELIANCE: Third parties may rely upon the representations of my agent as to all matters relating to any power granted to my agent, and no person who may act in reliance upon the representations of my agent or the authority granted to my agent shall incur any liability to me or my estate as a result of permitting my agent to exercise any power.

16. COMPENSATION: My said agent shall be entitled to receive reasonable compensation for services rendered, hereunder, and shall also be reimbursed for all reasonable expenses incurred in the management and protection of my assets.

IN WITNESS WHEREOF, I have executed the General Durable Power of Attorney, and have directed that photographic copies of this power be made, which shall have the same force and effect as an original.

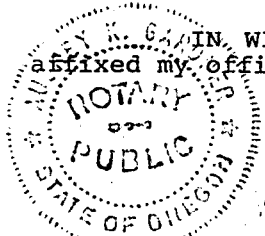
DATED at Klamath County, Oregon on the 30th day of October, 1991.

Pauline J. Glidden
 PAULINE J. GLIDDEN
 Principal

STATE OF OREGON)
) ss.
 County of Klamath)

BEFORE ME, the undersigned, a Notary Public with and for the Count of Klamath, State of Oregon, personally appeared PAULINE J. GLIDDEN, known to me to be the person whose name is subscribed to the within instrument, and further acknowledged before me that she executed the same for the purposed therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in this 30th day of October, 1991.



Audrey K. Gardner
 Notary Public of Oregon
 My Commission Expires: 6-11-93

SPECIMEN SIGNATURE OF AGENT:

After recording return to:

Agent

Charles S. Glidden
113 High Street
Klamath Falls, Oregon 97601

GENERAL DURABLE POWER OF ATTORNEY

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Charles S. Glidden the 31st day of Oct. A.D., 1991 at 11:25 o'clock A.M., and duly recorded in Vol. M91 of Power of Attorney on Page 22845.

FEE \$20.00

Evelyn Biehn County Clerk

By Pauline J. Glidden

sums as are necessary for the care, support, maintenance or education of my spouse and/or issue as my agent, in his/her sole discretion, shall determine to be necessary or advisable. To make gifts to my spouse and/or issue upon such terms and conditions as my agent, in his/her sole discretion, shall determine.

11. LEGAL PROCEEDINGS: To commence, prosecute, discontinue or defend all actions or other legal proceedings pertaining to me or to my estate or any part thereof; to settle, compromise or submit to arbitration any debt, demand or other right or matter due me or concerning my estate as my agent, in his/her sole discretion, shall deem best and for such purpose to execute and deliver such releases, discharges or other instruments as he/she may deem necessary or advisable; and to satisfy mortgages, including the execution of a good and sufficient release, or other discharge or such mortgage.

12. INTERPRETATION AND GOVERNING LAW: The instrument is to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers herein is not intended to, nor does it, limit or restrict the general powers herein granted to my agent. This instrument is executed and delivered in the State of Oregon, and the laws of the State of Oregon shall govern all questions, as to the validity of the power and the construction of its provisions.

I expressly declare that I am familiar with the provisions of ORS 126.407, and that the powers of my agent herein described shall be exercisable by my said agent on my behalf, notwithstanding that I may become disabled, incapacitated or otherwise incompetent by reason of illness or accident or any other reason.

Incompetence shall be defined as to include the inability to perform the duties required by any business or business interest which I may own.

13. CONSTRUCTION: The paragraph headings used are for convenience only, and shall not be resorted to for interpretation of this Power. Wherever the context so requires, the masculine shall include the feminine and neuter and the singular shall include the plural. If any portion of this General Durable Power of Attorney is held to be void and unenforceable, the balance of this General Durable Power of Attorney shall nevertheless be carried into effect.

14. LIABILITY: My agent is authorized to act on my behalf wherever it is incumbent upon him/her to do so in accordance with his/her best judgment, and, provided he/she is acting within his/her power, he/she shall be responsible for good faith

share, bonds (including U.S. Treasury Bonds referred to as "flower bonds"), such investments as my agent, in his/her sole discretion, may deem best.

5. MANAGEMENT POWERS: To enter upon and take possession of, maintain, repair, improve, invest, manage, insure and reinsure, rent, lease, pay taxes, encumber and in any other manner deal with any real or personal property, tangible or intangible, or any name and for my benefit, upon such terms and conditions as my agent shall deem proper. To engage, employ an agent, in his/her sole discretion, shall deem necessary and advisable. To vote at meetings of shareholders or other meetings of any corporation or company and to execute any proxies or other instruments in connection therewith.

6. BANKING POWERS: To make, receive and endorse checks and drafts, deposit and withdraw funds, acquire and redeem certificates of deposit, in banks, savings and loan associations and other institutions, execute or release such deeds of trust or other security agreements as may be necessary or proper in the exercise of the rights and powers herein granted.

7. MOTOR VEHICLES: To apply for certificate of title upon, and endorse and transfer title thereto, for any automobile, truck, pickup, van, motorcycle, or other motor vehicle, and to represent in such transfer assignment that the title to said motor vehicle is free and clear of all liens and encumbrances, except those specifically set forth in such transfer assignment.

8. TAX POWERS: To execute, acknowledge and file all federal, state and local tax returns of every kind and nature, including, without limitation, income, gift and property tax returns such as returns for any year(s), declarations of estimated tax, claims for refunds, and consents to gifts and to utilize any gift-splitting provision, or any other tax election. To pay any and all taxes, charges and assessments in connection with the foregoing tax returns or that may be levies, assessed or imposed hereditaments that may belong to me.

9. SAFE DEPOSIT BOXES: To have access at any time or times to any safe deposit box rented by me, wheresoever located, and to remove all or any part of the contents thereof, and to surrender or relinquish said safe deposit box, and any institution in which any such safe deposit box may be located shall not incur any liability to me or to my estate as a result of permitting my agent to exercise this power.

10. FAMILY SUPPORT: To make expenditures for my care, support, maintenance and reasonable comforts. To distribute such