

MEMORANDUM OF TRUST, QUITCLAIM DEED and STOCK POWER

MEMORANDUM OF TRUST:

BE IT KNOWN THAT WE Junior Wagner and Helen Wagner, executed the Wagner Family Revocable Living Trust Agreement, on the 6th day of DECEMBER, 1991, naming ourselves as trustees and beneficiaries. WE Junior Wagner and Helen Wagner have, by this memorandum, transferred the property below into the trust. Our right of revocation is unrestricted and includes the right of amendment and the right to withdraw assets. Additionally, we specifically reserve the right to occupy and use our residence as our principal home, rent free and remain responsible for the taxes and assessments thereon, and to transfer our real property within the meaning of 12 U.S.C. § 1701j-3(d). We declare that all Property will be held in the names of Junior Wagner and/or Helen Wagner, or in our names, as Trustees of the Wagner Family Revocable Living Trust, as we may choose on an item by item basis.

SPACE RESERVED FOR RECORDER'S USE

QUITCLAIM DEED and BILL OF SALE:

WE Junior Wagner and Helen Wagner, do hereby SELL, TRANSFER, AND ASSIGN, for love and affection, all right, title, and interest, which we now have in our vehicles, furnishings, personal effects, and ALL PERSONAL PROPERTY (including any promissory notes, securities, stocks, contracts, deeds of trust, negotiable instruments or commercial paper, checking, savings and all other bank accounts, etc.) which we now own, or which we may own in the future, or may be entitled and likewise RELEASE AND QUITCLAIM, FOR LOVE AND AFFECTION, all right, title, and interest to ALL REAL PROPERTY, which we now own, or which we may own in the future, or may be entitled, TO: Junior Wagner and Helen Wagner, as Trustees and to Andrew E. Peterson as Successor Trustee of The Wagner Family Revocable Living Trust, dated 6th day of DECEMBER, 1991. Said legal descriptions to said Real Property are set out within the attached copies of Deeds, and said legal descriptions found therein, and other such information contained therein which aids in identifying subject property, are incorporated herein by reference as though fully set out below. Tax statements are to continue to be sent to the address on the current tax rolls until a change is requested.

We further give special power of attorney to the Trustees to execute title transfers as may be required.

STOCK POWER:

We, Junior Wagner and Helen Wagner, specifically hereby transfer all stock and other securities to the Trustees of Wagner Family Revocable Living Trust and further WAIVE liability CLAIMS AGAINST all third parties including, TRANSFER AGENTS who, in good faith, rely upon this Memorandum of Trust, Quitclaim Deed and Stock Power when transferring record ownership of our individual, joint, or other property interest to the Trustees of this Trust or following the written instructions of the Trustees and Successor Trustees herein.

True consideration for assignment and conveyance is \$0.00 (zero dollar).

In witness whereof, We have set our hands this 6th day of DECEMBER, 1991.

STATE OF OREGON

: ss.

County of Klamath

SS#: 543-10-0600

Junior Wagner, GRANTOR/

SS#: 543-20-7096

Helen Wagner, GRANTOR

On this 6th day of DECEMBER, in the year of 1991, before me, personally appeared Junior Wagner and Helen Wagner, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to this instrument, consisting of TWO pages, and acknowledged that they executed it.

WITNESS my hand and official seal.

ACKNOWLEDGMENT OF DELIVERY AND POSSESSION OF TITLE:

SIGNATURE GUARANTEED
FIRST INTERSTATE BANK
OF OREGON, I.A.

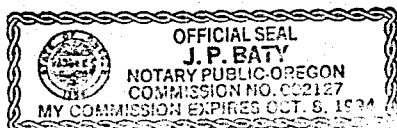
BRANCH NO. 064

AUTHORIZED SIGNATURE

BANK'S
SIGNATURE ENDORSEMENT

Junior Wagner, TRUSTEE

Helen Wagner, TRUSTEE



25656

Know All Men by These Presents, That J. L. Hicks and
Eileen M. Hicks, his wife
 in consideration of - - - - - Ten - - - - -
- - - - - Dollars,
 to them paid by Junior Wagner and Helen Wagner
 do hereby grant, bargain, sell and convey unto said Junior Wagner and
Helen Wagner
 their heirs and assigns, all the following real
 property, with the tenements, hereditaments and appurtenances, situated in the City of
Klamath Falls County of Klamath and State of Oregon,
 bounded and described as follows, to-wit:

Lot Five (5) in Block Nine (9) Terraces Addition to the City of
 Klamath Falls, Klamath County, Oregon.

Subject to a mortgage for \$2500 to the Pacific Building and
 Loan Association, dated November 13, 1926, and recorded
 November 15, 1926, -----

To Have and to Hold, the above described and granted premises unto the said
Junior Wagner and Helen Wagner
 their heirs and assigns forever

And we the grantors above named do covenant to and with the above named gran-
 tees their heirs and assigns that they are lawfully seized in fee simple of the above
 granted premises, that the above granted premises are free from all incumbrances,

and that we will and our heirs, executors and administrators, shall warrant and for-
 ever defend the above granted premises, and every part and parcel thereof, against the law-
 ful claims and demands of all persons whomsoever.

Witness our hands and seals this 17th day of March 1927

Executed in the Presence of

J. P. Hosking
J. A. Hosking

J. L. Hicks (Seal)
Eileen M. Hicks (Seal)
 (Seal)
 (Seal)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Junior Wagner the 9th day
 of Dec. A.D., 19 91 at 2:09 o'clock PM., and duly recorded in Vol. M91
 of Deeds on Page 25655

Evelyn Biehn County Clerk

By Charles Mueller

FEE \$33.00

Return: Junior Wagner
 435 N. Laguna
 Klamath Falls, Or. 97601