

KNOW ALL MEN BY THESE PRESENTS, That KENNETH C. KARNS, CONSERVATOR OF  
THE ESTATE OF DOROTHY M. KARNS, A PROTECTED PERSON  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BRIAN K. WAGGONER, hereinafter called  
 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:

The Westerly 85 feet of TRACT 15 of PLEASANT HOME TRACTS, according to  
 the official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon. TOGETHER WITH 1964 Great Lakes Mobile Home,  
 Oregon License #X51423, which is situate on the real property described  
 herein.

"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 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 \$ 12,500.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is the ~~entire~~  
 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 18th day of February, 19 92 ;  
 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.

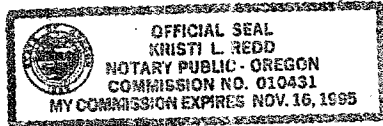
STATE OF OREGON, )  
 County of Klamath ) ss.  
February 18, 19 92.

THE ESTATE OF DOROTHY M. KARNS  
 by: Kenneth C. Karns  
 KENNETH C. KARNS, CONSERVATOR

Personally appeared the above named  
KENNETH C. KARNS, CONSERVATOR OF  
THE ESTATE OF DOROTHY M. KARNS, A  
PROTECTED PERSON  
 and acknowledged the foregoing instrument  
 to be his voluntary act and deed.

Before me:

Kristi L. Redd  
 Notary Public for Oregon  
 My commission expires: 11/16/95



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)

THE ESTATE OF DOROTHY M. KARNS  
 836 CORONADO ST.  
 REDDING, CA 96003

GRANTOR'S NAME AND ADDRESS

BRIAN K. WAGGONER  
 4848 CLIMAX AVE.  
 KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to  
 BRIAN K. WAGGONER  
 4848 CLIMAX AVE.  
 KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

BRIAN K. WAGGONER  
 4848 CLIMAX AVE.  
 KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON.

ss.

County of Klamath  
 I certify that the within instrument was  
 received for record on the 19th  
 day of Feb., 19 92,  
 at 4:03 o'clock P. M., and recorded  
 in book M92 on page 3407 or as  
 file/reel number 41191.  
 Record of Deeds of said county.

Witness my hand and seal of County  
 affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Deborah M. Mendenhall Deputy

Fee \$30.00