

KNOW ALL MEN BY THESE PRESENTS, That

DAVID JAMES LEGGET, TRUSTEE OF THE FIRST FAMILY TRUST

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

CHRISTOPHER W. P. RANEY and KATHLEEN D. RANEY, husband and wife, 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:

Lot 11, Block 1, BELLA VISTA TRACT NO. 1235, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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 \$ 26,000.00

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 20 day of June, 1992; if a corporate grantor, it has caused its name to be signed and sealed affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of KLAMATH) ss.June 20, 1992DAVID JAMES LEGGET, TRUSTEE
OF THE FIRST FAMILY TRUST

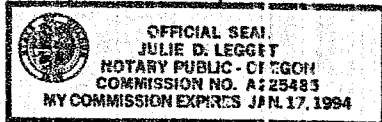
Personally appeared the above named
DAVID JAMES LEGGET, TRUSTEE

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

Before me:

Julie D. Legget
Notary Public for Oregon

My commission expires



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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of June, 1992, at 11:56 o'clock A M., and recorded in book M92 on page 14207 or as file/ref number 46824.
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Candice M. Anderson Deputy

Fee \$30.00

DAVID JAMES LEGGET and TRUSTEE

4861 LAVERNE

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

CHRISTOPHER W. P. RANEY and KATHLEEN D. RANEY

12503 KESTREL STREET

SAN DIEGO, CA 92129

GRANTEE'S NAME AND ADDRESS

CHRISTOPHER W. P. RANEY and KATHLEEN D. RANEY

12503 KESTREL STREET

SAN DIEGO, CA 92129

NAME, ADDRESS, ZIP

CHRISTOPHER W. P. RANEY and KATHLEEN D. RANEY

12503 KESTREL STREET

SAN DIEGO, CA 92129

NAME, ADDRESS, ZIP