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**Aspen**  
 TITLE & ESCROW, INC.

 Arc  
 #01039699  
 WARRANTY DEED

AFTER RECORDING RETURN TO:

DONALD D. MCCULLOUGH

2124 Pacific Avenue  
Alameda, CA 94501-1427

 UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

 RONALD H. ROBBINS hereinafter called GRANTOR(S), convey(s) to  
 DONALD D. MCCULLOUGH hereinafter called GRANTEE(S), all that  
 real property situated in the County of Klamath, State of  
 Oregon, described as:

 Lot 12, Block 125, MILLS ADDITION TO THE CITY OF KLAMATH FALLS,  
 in the County of Klamath, State of Oregon.

Code 1 Map 3809-33AD TL 300

 "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."

 and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except covenants, conditions,  
 restrictions, reservations, rights, rights of way and easements  
 of record, if any, and those apparent on the land,

 and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

 The true and actual consideration for this transfer is  
 \$36,000.00.

 In construing this deed and where the context so requires, the  
 singular includes the plural.

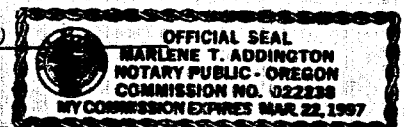
 IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 1st day of April 1993.

Ronald H. Robbins  
 RONALD H. ROBBINS

STATE OF OREGON, County of Klamath)ss.

 On this 1st day of April, 1993

 Personally appeared the above named RONALD H. ROBBINS and  
 acknowledged the foregoing instrument to be his voluntary act  
 and deed.

 Before me: Marlene T. Addington  
 Notary Public for Oregon  
 My Commission Expires: 3-22-97


STATE OF OREGON: COUNTY OF KLAMATH: ss.

 Filed for record at request of Aspen Title co the 2nd day  
 of April A.D., 19 93 at 10:22 o'clock A M., and duly recorded in Vol. M93  
 of Deeds on Page 6723.

FEE \$30.00

Evelyn Biehn, County Clerk

By Marlene T. Addington