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QUITCLAIM DEED

I, **RUTH KAY PHIPPS**, Grantor, hereby release and quitclaim to **JUDSON PAUL PHIPPS** and **CHARLENE JACKSON**, Grantees, the right, title and interest in and to the following described real properties situated in Klamath County, Oregon, as tenants in the common, to wit:

Exhibit "A" attached hereto and incorporated herein.

The true and actual consideration for the conveyance is \$0.00. However, the actual consideration consists of or includes value given or promised which is the whole part of the consideration.

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.

Until a change is requested, all tax statements are to be sent to the following address: Judson P. Phipps, 415 A Broadway, Jackson, CA 95642.

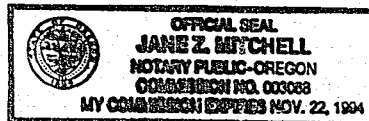
WITNESS Grantor's hands this 28th day of April, 1993.

Ruth Kay Phipps
RUTH KAY PHIPPS, Grantor

STATE OF OREGON)
) ss.
County of Douglas)

Personally appeared the above named **RUTH KAY PHIPPS**, and acknowledged the foregoing to be her voluntary act and deed.

SUBSCRIBED AND SWORN to before me:



Jane Z. Mitchell
Notary Public for Oregon

Taxes returned to
Doreen Phipps P O Box 39
Midland Ore 97634

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1. The Southwest Quarter of the Northwest Quarter of Section 6, Township 40 S., Range 9 E., W.M. containing approximately 40 acres; and the Southerly five acres of the Northeast Quarter of the Northeast Quarter of Section 1, Township 40 S., Range 8 E., W.M.;

2. Beginning at the Northeast corner of Section 1, Township 40 S., R. 8 E., W.M. running thence South along Section line 580 feet to the center line of vacated Roosevelt Street; thence West along said center line 575.2 feet to the true point of beginning; thence continuing West along said center line 355 feet; thence South 145 feet to the center line of vacated alley; thence East along said center line 355 feet; thence North 145 feet to the point of beginning. Also known as Lots 14 and 15 in Block 5 and Lots 1 to 5 inclusive in Block 6 and streets and alleys adjoining in vacated South Midland, Oregon.

3. Beginning at the Northwest corner of the NE 1/4 NE 1/4 of Section 1, Township 40 S., R. 8 E., W.M.; thence South along the sixteenth quarter section line 580 feet to the center line of vacated Roosevelt Street to the true point of beginning; thence continuing South along said 1/16th line 145 feet to the center line of vacated alley; thence East along said center line 149.8 feet; thence North 145 feet to the center line of vacated Roosevelt Street; thence West along said center line of vacated Roosevelt Street; thence West along said center line 149.8 feet to the point of beginning. Also known as Lots 12 and 13 and 14 in Block 6 and streets and alleys adjoining in vacated South Midland, Oregon.

4. Beginning at the Northeast corner of Section 1, Township 40 S., R. 8 E., W.M., running thence south along Section line 1015 feet to the center line of vacated alley and the true point of beginning; thence West along said center line 170.2 feet; thence South 145 feet to the center line of vacated Bryan Street; thence East along said center line 170.2 feet to the Section line; thence North along said Section line 145 feet to the point of beginning. Also known as Lots 28, 29 and 30 in Block 8 and streets and alleys adjoining in vacated South Midland, Oregon.

5. Beginning at the Northwest corner of the NE 1/4 NE 1/4 of Section 1, Township 40 S., R. 8 E., W.M., running thence along the sixteenth quarter section line 870 feet to the center line of vacated Fulton Street, to the true point of beginning; thence continuing South along said 1/16th line 145 feet to the center line of vacated alley; thence East along said center line 309.8 feet; thence North 145 feet to the center line of vacated Fulton Street; thence West along said center line 309.8 feet to the true point of beginning. Also known as Lots 8 to 14 inclusive in Block 7 and street and alleys adjoining in vacated South Midland, Oregon.

6. Beginning at a point 30 feet South of the Northwest corner of NE 1/4 NE 1/4 of Section 1, Township 40 S., R. 8 E., W.M., thence continuing South 115 feet to the center line of vacated alley; thence East along said center line 119.8 feet; thence North 115 feet to the South line of Klamath Street; thence West along said South line 119.8 feet to the point of beginning. Also known as Lots 13 and 14 in Block 2 and streets and alleys adjoining in vacated South Midland, Oregon.

7. Beginning at a point 30 feet South of the Northwest corner of NE 1/4 NE 1/4 of Section 1, Township 40 S., R. 8 E., W.M.; thence East along the South line of Klamath Street 189.8 feet to the true point of beginning; thence continuing East 40 feet; thence South 115 feet to the center line of vacated alley; thence West 40 feet; thence North 115 feet to the true point of beginning. Also known as Lot 10 in Block 2 and streets and alleys adjoining in vacated South Midland, Oregon.

8. Beginning at the Northeast corner of Section 1, Township 40 S., R. 8 E., W.M.; thence South along the Section line 290 feet to the center line of vacated Washington Street; thence West 530.2 feet to the true point of beginning; thence continuing West along said center line 165 feet to the center line of vacated Third Street; thence South along said center line 145 feet to the center line of vacated alley; thence East along said center line 165 feet; thence North 145 feet to point of beginning, also known as Lots 13, 14 and 15 in Block 4 and Streets and alleys adjoining in vacated South Midland, Oregon.

9. Beginning at the Northeast corner of Section 1, Township 40 S., R. 8 E., W.M.; thence South along the Section line 870 feet to the center line of vacated Fulton Street; thence West along said center line 695.2 feet to the center line of vacated Third Street; thence continuing West along said center line 235 feet; thence South 145 feet to the center line of vacated alley; thence East along said center line 235 feet to the center line of vacated Third Street; thence North along said center line 145 feet to the point of beginning. Also known as Lots 1 and 5 inclusive in Block 7 and streets and alleys adjoining in vacated South Midland, Oregon.

10. Lots 26 and 27 in Block 4 of Midland, Oregon.

EXHIBIT "A" Page 2

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 17th day
of May A.D., 19 93 at 11:21 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 11005

FEE \$40.00

Evelyn Biehn County Clerk
By Pauline M. Melander