

After recording return to grantee herein.  
Until a change is requested send all tax  
statements to grantee herein.

KEY TITLE NO. 32269  
ESCROW NO. 27-21239  
TAX ACCT. NO. 132840 AND 132519  
MAP #

GRANTEE'S NAME AND ADDRESS:

MELTON JAMES D  
PO BOX 2055  
LAPINE, OR 97739

*mtc 30269*  
WARRANTY DEED -- STATUTORY FORM  
(INDIVIDUAL or CORPORATION)

SAMUEL SYLVESTER NELSON and JUANITA ALBERTA NELSON, Trustees under that  
unrecorded Living Trust Agreement dated April 30 1990, Grantor,  
conveys and warrants to:

MELTON JAMES D and MARY B MELTON, husband and wife, Grantee,

the following described real property free of encumbrances except as  
specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
SUBJECT TO:

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 TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

The true consideration for this conveyance is \$6,000.00 . However, if the  
actual consideration consists of or includes other property or other value  
given or promised, such other property or value was part of the/the whole of  
the (indicate which) consideration. If grantor is a corporation, this has been  
signed by authority of the Board of Directors.

Dated this 16<sup>th</sup> day of March, 1994;

GRANTOR(S):

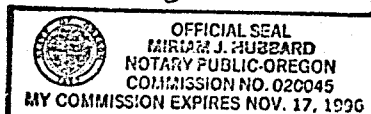
*Samuel Sylvester Nelson*  
SAMUEL SYLVESTER NELSON, TRUSTEE  
*Juanita Alberta Nelson*  
JUANITA ALBERTA NELSON, TRUSTEE

STATE OF OREGON, County of Washington ) ss.

This instrument was acknowledged before me on March 16, 1994,  
by SAMUEL SYLVESTER NELSON, TRUSTEE and JUANITA ALBERTA NELSON, TRUSTEE.

*Miriam J. Huzzard*  
Notary Public for Oregon

My commission expires: 11-17-96



TO: KEY TITLE AND ESCROW COMPANIES ("KEY")  
ESCROW NO: 27-21239K

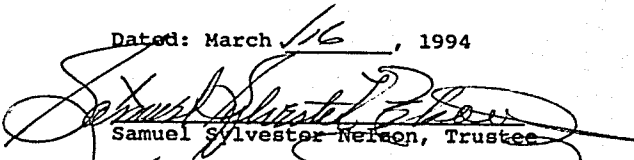
MOUNTAIN TITLE COMPANY  
ORDER NO: 32269

SELLER: SAMUEL SYLVESTER NELSON AND JUANITA ALBERTA  
NELSON, TRUSTEES

BUYER: JAMES D. MELTON AND MARY B. MELTON

The undersigned Sellers hereby verify and affirm that attached copy of trust agreement, along with any amendments attached hereto, are a complete and correct copy of said trust agreement. We further affirm that there have been no other amendments or alterations to trust agreement and that said agreement is currently in full force and effect and has not been revoked or terminated.

Dated: March 16, 1994

  
Samuel Sylvester Nelson, Trustee

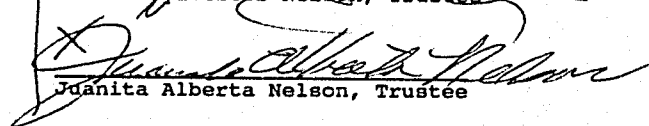
  
Juanita Alberta Nelson, Trustee

EXHIBIT "A"

LOTS 5 AND 6, BLOCK 15, FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO:

1. SET BACK PROVISIONS AS DELINEATED ON THE RECORDED PLAT; BEING 20 FEET FROM THE NORTH LOT LINE OF LOT 6 AND THE SOUTH LOT LINE OF LOT 5.
2. RIGHT OF WAY FOR TRANSMISSION LINE DATED AUGUST 15, 1952 AND RECORDED JANUARY 2, 1952, IN VOLUME 258, PAGE 425, DEED RECORDS OF KLAMATH COUNTY, OREGON.
3. BUILDING AND USE RESTRICTIONS RECORDED MAY 5, 1967, IN VOLUME M67, PAGE 3386, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.
4. EASEMENT RECORDED MAY 22, 1967, IN VOLUME M67, PAGE 3803, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON.

## SHORT FORM OF LIVING TRUST

This Short Form of Trust, made this 30 day of April, 1990, by and between SAMUEL SYLVESTER NELSON and JUANITA ALBERTA NELSON, husband and wife, as Trustors, whose residence and post office address is 12330 SW 60th, Portland Oregon 97219, hereinafter referred to as Trustor, and SAMUEL SYLVESTER NELSON and JUANITA ALBERTA NELSON, as Co-trustees, whose residence and post office address is same, hereinafter referred to as Trustee.

## W I T N E S S E T H:

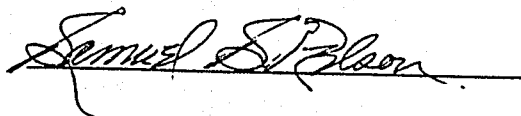
Trustors have established a Revocable Living Trust of even date herewith, under the terms of which Trustors have conveyed to Trustee, in trust, certain properties (and intend to convey additional properties) which shall be held, managed and distributed by the Trustee as provided by the terms of the Trust Agreement. Terms of the Trust specifically provide that:

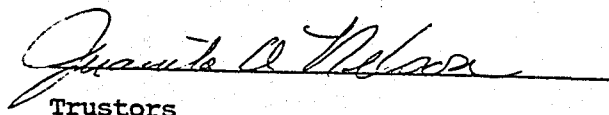
While both Trustors are acting in the capacity of a Trustee or a Co-trustee, assets currently held in one or both Trustors' names, or newly acquired assets, may be registered for Trust ownership in any of the following three forms:

1. in the names of both Trustees, requiring the signatures of both Trustees;
2. in the names of both Trustees, but requiring the signature of only one Trustee;
3. in the name of either Trustee alone, requiring only the signature of that Trustee.

Persons dealing with one or both Trustees shall incur no liability for permitting or accepting registration in any one of these forms.

By execution of this Short Form of Living Trust, Trustors confirm the creation of said Living Trust, and those provisions of the Trust Agreement attached hereto, relating to the rights reserved to Trustors, and the powers and duties of Trustee or Trustee's successor. Successor Trustee shall be Rebecca Price.



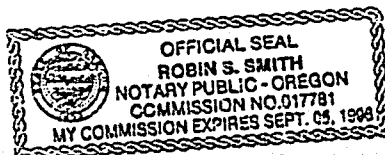
  
Trustors

Samuel S. Nelson

Juanita A. Nelson  
Trustees

STATE OF Oregon                    )  
                                          ) SS  
COUNTY OF Washington        )

On this 30 day of April, 1990, before me personally appeared SAMUEL SYLVESTER NELSON and JUANITA ALBERTA NELSON, husband and wife, as Trustors, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that Trustors executed the same as Trustors' free act and deed.



Robin S. Smith  
Notary Public, State of Oregon  
My commission expires: 9/5/96

10692

To whom it may concern:

Please transfer the assets and funds held by SAMUEL SYLVESTER NELSON and JUANITA ALBERTA NELSON into the Revocable Living Trust of SAMUEL SYLVESTER NELSON and JUANITA ALBERTA NELSON, dated April 30, 1990.

If any additional forms are required please forward them, so that we may handle this matter promptly.

Thank you for your time and attention to this matter.

Sincerely,

*Samuel Sylvester Nelson*  
*Juanita Alberta Nelson*

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day  
of April A.D., 19 94 at 11:17 o'clock A M., and duly recorded in Vol. M94  
of Deeds on Page 10688  
FEE \$50.00 Evelyn Biehn County Clerk  
By Glennie Millenolone