

WARRANTY DEED

Julian Eccles and Peggie Parker Eccles, Trustees of the Julian W. Eccles Living Trust, Grantors, conveys and warrants to Julian W. Eccles, Trustee of the Julian W. Eccles Trust dated October 4, 1993, and amendments thereto, Grantee, the following described real property located in Klamath County, Oregon, to-wit:

See attached Exhibit A.

There is no true and actual consideration for this conveyance, it is done for the purposes of estate planning.

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 PERSONS 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.

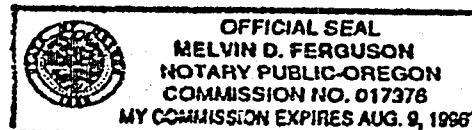
Dated this 19 day of May, 1994.

GRANTOR

Julian W. Eccles
Julian W. Eccles, Trustee
Peggie P. Eccles
Peggie P. Eccles, Trustee

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Julian W. Eccles and Peggie P. Eccles, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Melvin D. Ferguson
Notary Public for Oregon
My Commission Expires: 8/9/96

After recording, mail to:

Julian W. Eccles and Peggie P. Eccles
909 Loma Linda
Klamath Falls, Oregon 97601

EXHIBIT AParcel 1

That certain triangular tract of land bounded by the Esplanade in Second Hot Springs Addition to the City of Klamath Falls, Oregon, the Railroad right of way and the United States Government Canal described as follows:

Commencing at a point formed by the Northerly line of the Esplanade and the Southerly line of the United States Government Canal; thence along the Northerly line of the Esplanade 169.2 feet to the intersection with the Easterly line with Railroad right of way; thence Northwesterly along said Railroad right of way 480.4 feet to the intersection of the Railroad right of way and the United States Government Canal right of way; thence Southeasterly along said Canal right of way to the place of beginning, being situated in the West half of the Southwest Quarter of Section 28, Township 38 South, Range 9 East of the Willamette Meridian.

Parcel 2

Lots 3, 4 and 5, Block 24, Linkville, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 3

Lots 7, 8, and the Southeasterly 50 feet of Lots 9 and 10, Block 104, Klamath Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Melvin D. Ferguson the 20th day
of May A.D., 19 94 at 3:43 o'clock P.M., and duly recorded in Vol. M94,
of Deeds on Page 16004.

FEE \$35.00

Evelyn Biehn County Clerk
By Donna M. Henderson