

Lots 3 and 4 in Block 50 of the Supplementary Plat of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY
 "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."
 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, successors and assigns that the use of the property described in this instrument is lawfully being used for the purposes stated above.

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.

The true and actual consideration paid for this transfer, stated in terms of dollars and cents, is \$100,000.00.

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 21st day of June, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

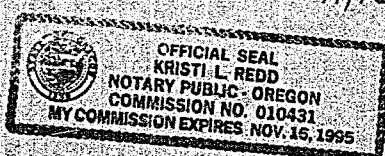
STATE OF OREGON

STATE OF OREGON,
County of Klamath
June 24, 19 94 ss.

Personally appeared the above named
JOHNNY S. FERREA
MIRYAM L. FERREA

_____ and acknowledged the foregoing instrument
to be _____ their _____ voluntary act and deed.

Before me: Kristen L. Reed
Notary Public for Oregon
My commission expires: 11/10/95



JOHNNY S. FERREA and MIRYAM L. FERREA
3910 SUMMERS LANE
KLAMATH FALLS, OR 97603

GARY S. TRATZ AND CAROL J. TRATZ
768 PONDEROSA DRIVE
KLAMATH FALLS OR 97601

GARY S. TRATZ and CAROL J. TRATZ
768 PONDEROSA DRIVE
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
GARY S. TRATZ and CAROL J. TRATZ
768 PONDEROSA DRIVE
KLAMATH FALLS OR 97601

Fee \$30.00

MOUNTAIN TITLE COMPANY

STATE OF OREGON

County of Klamath ss.
I certify that the within instrument was
received for record on the 22nd
day of June, 1994,
at 9:41 o'clock A M., and recorded
in book M94 on page 19457 or as
file/reel number 83149.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
BY Paulene M. Leland Recording Officer
Deputy