

WARRANTY DEED

GENE A. GINN and FRANCES E. GINN, Husband and Wife, hereinafter called Grantor, conveys and warrants to FRANCES E. GINN and GENE A. GINN as Trustee of the Gene A. Ginn and Frances E. Ginn Family Trust, executed the 12 day of July, 1994, Grantees, the following described real property situated in Klamath County, State of Oregon:

Lot 6 of Block 37 in Tract 11845 - Oregon Shores - Unit 2 - 1st Addition as shown on the Map filed on November 8, 1978 in Volume 21. Page 29 of Maps in the office of the County Recorder of said County.

SUBJECT TO restrictions, covenants, conditions, easements, rights of way and reservations of record.

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

"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."

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 12 day of July, 1994.

Gene A. Ginn
Gene A. Ginn, Grantor

Frances E. Ginn
Frances E. Ginn, Grantor

STATE OF OREGON)
) ss
County of Marion)

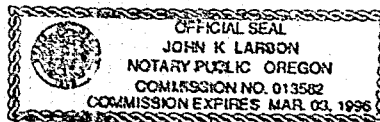
Personally appeared before me this 12 day of July, 1994, the above-named and identified Gene A. Ginn and Frances E. Ginn, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My Commission Expires: MAY 2, 1996

Until a change is requested,
send tax statements to:

No Change

After recording, return to:
Gene A. Ginn
1830 Highlight Ct. S.
Salem, OR 97302-3620



Warranty Deed

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Gene A. Ginn the 15th day
of July A.D., 19 94 at 9:25 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 21800.

FEE \$30.00

Evelyn Biehn County Clerk

By Douglas M. Henderson