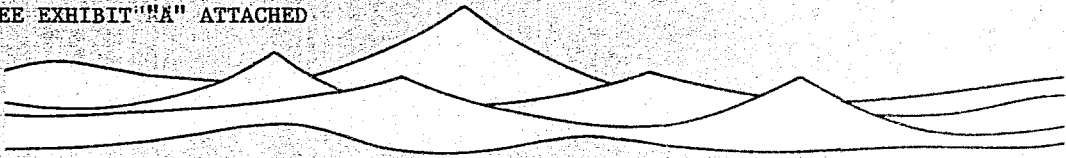


KNOW ALL MEN BY THESE PRESENTS, That

RUTH STANLEY CUSHINGHAM

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM E. HUDAK and CLARE A. HUDAK, with the rights of survivorship, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED



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 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 and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00

¹ However, the actual consideration consists of a conclusion concerning possibility of the thing good or practical which is the actual part of the consideration and the whole of which the sentence "it is not good or practical" can be declared. See *OPUS* 93.530.

In Witness Whereof, the grantor has executed this instrument this 8th day of August, 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.

Ruth Stanley Cushingham
RUTH STANLEY CUSHINGHAM

STATE OF OREGON,)
County of Klamath) ss.
August 8, , 19 94

Personally appeared the above named RUTH STANLEY CUSHINGHAM

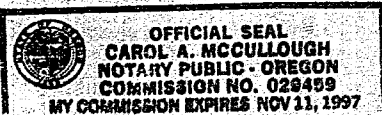
_____ and acknowledged the foregoing instrument
to be HER voluntary act and deed.

Before me: Carol A. McCullough
Notary Public for Oregon
My commission expires: 11/11/97

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, president, and by _____, secretary of _____.

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____
My commission expires: _____ (SEAL)



RUTH STANLEY CUSHINGHAM
11654 E. GRANDE VISTA DRIVE
WHITTIER, CA 90601

WILLIAM E. HUDAK & CLARE A. HUDAK
66241 AVENIDA BARONA
DESERT HOT SPRINGS, CA 92240
GRANTEE'S NAME AND ADDRESS

After recording return to:
WILLIAM E. HUDAK and CLARE A. HUDAK
66044 AVENIDA BARONA
DESERT HOT SPRINGS, CA 92240

Send a change, if requested all tax statements shall be sent to the following address:

WILLIAM E. HUDAK & CLARE A. HUDAK
66441 AVENIDA BARONA
DESERT HOT SPRINGS, CA 92240

NAME ADDRESS ZIP

STATE OF OREGON,

County of _____

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
_____ Deputy

MOUNTAIN TITLE COMPANY

EXHIBIT "A"
LEGAL DESCRIPTION

The SW1/4 of the NW1/4 of the NW1/4 of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a non-exclusive 50 foot easement for roadway purposes from the Southwest corner of the above described real property to State Highway #140 adjacent to the West boundary line of Section 1, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 19th day
of August A.D., 19 94 at 2:40 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 25815.

FEE \$35.00

Evelyn Biehn County Clerk

By Cornette Mueller