

KNOW ALL MEN BY THESE PRESENTS, that

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RICHARD G. WESTSTEYN & DONNA J. WESTSTEYN, husband and wife, 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 Clatsop and State of Oregon, described as follows, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE.

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 all those of record and those apparent upon the land, if any, as of the date of this 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 who may hereafter claim under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 550,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and when the context 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 27 day of October, 1994; 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.

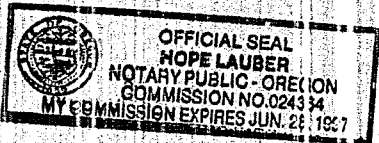
STATE OF OREGON,
County of JOSEPHINE ss.
October 27, 1994

Personally appeared the above named
A. L. BRUNER

and acknowledged the foregoing instrument
to be his voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires: 6-28-97



A. L. BRUNER

GRANTOR'S NAME AND ADDRESS

RICHARD G. WESTSTEYN & DONNA J. WESTSTEYN
PO BOX 71
BONANZA OR 97623

GRANTEE'S NAME AND ADDRESS

RICHARD G. WESTSTEYN & DONNA J. WESTSTEYN
PO BOX 71
BONANZA OR 97623

NAME, ADDRESS, ZIP

Until the age is recommended all tax or other items shall be sent to the following address:

RICHARD G. WESTSTEYN & DONNA J. WESTSTEYN
PO BOX 71
BONANZA OR 97623

NAME, ADDRESS, ZIP

WARRANTY DEED

A. L. BRUNER

STATE OF OREGON, County of ss.
The foregoing instrument was acknowledged before me this
day of 1994, by
president, and by
secretary of

a corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: (SEAL)

STATE OF OREGON,

County of ss.

I certify that the within instrument was
received for record on the
day of 1994,
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

33624

LEGAL DESCRIPTION

33970-KR

The S1/2 SE1/4 Section 29, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and the NE1/4 and E1/2 NW1/4 of Section 32, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

Real Estate Contract, subject to the terms and provisions thereof dated March 23, 1990, a memorandum of which was recorded March 29, 1990, in Volume M90, page 5736, Microfilm Records of Klamath County, Oregon, between Patricia Ann Micka, as Vendor and A.L. Bruner, as Vendee. The Grantees named herein DO NOT agree to assume nor pay the above described Real Estate Contract and the Grantor named herein agrees to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co
 of Oct A.D., 19 94 at 9:47 o'clock A M., and duly recorded in Vol. M94 the 31st day
 of Deeds on Page 33623

FEE \$35.00

Evelyn Biehn - County Clerk
 By Quilina Miller