

KNOW ALL MEN BY THESE PRESENTS, That
 ELAINE WHITTLE AND PATRICIA DEMETRAKOS, as tenants in common
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 CHARLES GARDNER
 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:

Lot 593, Block 108, MILLS ADDITION, to the City of Klamath Falls, 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 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 \$ 16,000.00.
 Howsoever the same may be lawfully recovered by the grantee or the grantee's heirs, successors and assigns, the grantor hereby covenants to and with the grantee and grantee's heirs, successors and assigns, to defend, maintain and pay the same.

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.

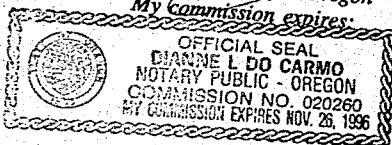
In Witness Whereof, the grantor has executed this instrument this 12th day of December, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
 County of Lane, ss.
December 12, 1994.

Personally appeared the above named
Patricia Demetrakos
 (only)

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

Before me:



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)

ELAINE WHITTLE & PATRICIA DEMETRAKOS

1521 Worden St.
Klamath Falls OR 97601
 GRANTOR'S NAME AND ADDRESS

LES GARDNER
8266 Lavante St.
Felton CA 95018
 GRANTEE'S NAME AND ADDRESS

After recording return to:

LES GARDNER
8266 Lavante St.
Felton CA 95018
 NAME, ADDRESS, ZIP

Until a change is indicated all tax statements shall be sent to the following address:

LES GARDNER
8266 Lavante St.
Felton, CA 95018
 NAME, ADDRESS, ZIP

SPINCH RESERVED
 FOR
 RECORDER'S USE

STATE OF OREGON,
 County of _____ ss.
 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

State of Oregon

37772

County of

Klamath

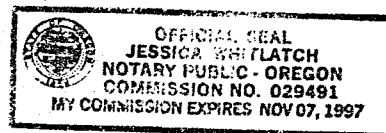
Dec 14, 1994

Personally appeared the above named Elaine Whittle
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Jessica Whitlatch
Notary Public for Oregon
My Commission expires: 11/7/97



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 14th day
of Dec A.D., 19 94 at 3:32 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 37771.

FEE \$35.00

Evelyn Biehn
County Clerk

By Pauline Mueselndore