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12-30-94P01:55 R:VI

MOUNTAIN TITLE COMPANY

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KNOW ALL MEN BY THESE PRESENTS, That
GARY M. COOKE and SANDRA L. COOKE, hereinafter called the grantor, for the consideration of \$45,000.00, hereinafter stated, to grantor paid by 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 improvements and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

LOT 37, BLOCK 36, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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 \$ 45,000.00

XXXXXX THE GRANTOR(S) HEREBY WARRANTS THAT THE PROPERTY DESCRIBED IN THE ABOVE INSTRUMENT IS NOT SUBJECT TO ANY OTHER ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, MORTGAGES, EASEMENTS, OR OTHER INTERESTS, UNLESS THEY ARE SET FORTH IN THE INSTRUMENT. IF ANY SUCH ENCUMBRANCES ARE FOUND TO EXIST, THE GRANTOR(S) SHALL BE RESPONSIBLE FOR THE SAME. THIS WARRANTY DOES NOT APPLY TO ANY ENCUMBRANCES THAT ARE OF RECORD OR APPARENT ON THE DATE OF THIS DEED.

In construing this deed and when the context so requires, the singular includes the plural and all grammatical charges shall be implied to make the provisions hereof apply equally to corporations and to individuals.

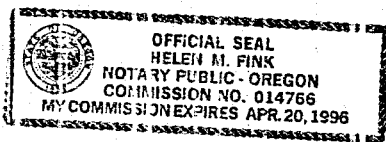
In Witness Whereof, the grantor has executed this instrument this 30th day of Dec, 1994; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,
County of Klamath ss.
12/30, 1994

Personally appeared the above named
GARY M. COOKE
SANDRA L. COOKE

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

Before me: Heleen M. Fink
Notary Public for Oregon
My commission expires:



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)

GARY M. COOKE and SANDRA L. COOKE
P.O. BOX 7335
KLAMATH FALLS, OR 97602
GRANTOR'S NAME AND ADDRESS

FRED W. WICHNER and SHARON L. WICHNER
2313 E. 18th Street
Sioux Falls, SD 57103
GRANTEE'S NAME AND ADDRESS

After recording return to:
FRED W. WICHNER and SHARON L. WICHNER
2313 E. 18th Street
Sioux Falls, SD 57103
NAME, ADDRESS, ZIP

Use a charge card and all transactions at all times in the following address:
FRED W. WICHNER and SHARON L. WICHNER
2313 E. 18th Street
Sioux Falls, SD 57103
NAME, ADDRESS, ZIP

Fee \$ 0.00

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 30th day of Dec, 1994, at 1:55 o'clock P.M., and recorded in book M94 on page 39245 or as file/nel number 93085. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Blehn, County Clerk
Recording Officer
By Debra M. Muckelbauer Deputy

MOUNTAIN TITLE COMPANY