

DEED AND SELLER'S ASSIGNMENT OF REAL ESTATE CONTRACT

THE GRANTOR, SUMMIT SECURITIES, INC., a corporation, for value received conveys and warrants to WESTERN UNITED LIFE ASSURANCE COMPANY, a corporation, THE GRANTEE, the following described real estate, situated in the County of Klamath, State of Oregon, including any interest therein which grantor may hereafter acquire:

See Exhibit A, attached hereto and by this reference made a part hereof.

and does hereby assign, transfer and set over to the grantee that certain real estate contract dated July 22, 1992, between W.C. Ranch, Inc., an Oregon Corporation, as seller and Steven R. Walker and Jacqueline G. Walker, Trustees of the Walker Loving Trust dated May 4, 1992, as purchaser, as recorded on July 22, 1992, in Book M92, at Pages 16235-16243, under Instrument No. 47894, Records of Klamath County, Oregon, for the sale and purchase of the above described real estate.

The true and actual consideration paid for this transfer, stated in terms of dollars is 68,500. However, the actual consideration may consist of or include other property or value given or promised which is all of the consideration.

"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."

The grantee assumes no obligations on the real estate contract other than to hold title in trust and give a deed upon payment of contract price. The grantor hereby covenants that there is now unpaid on the principal of said contract the sum of \$54,900 (approximately).

DATED: this 2nd day of October, 1995

SUMMIT SECURITIES, INC.

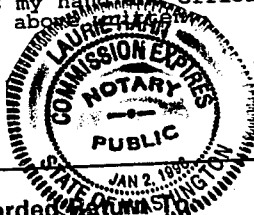

PHILIP SANDIFUR, VICE PRESIDENT

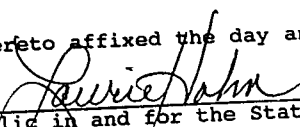

TOM TURNER, SECRETARY-TREASURER

STATE OF WASHINGTON)
County of Spokane) ss.

On this 2nd day of October, 1995, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared PHILIP SANDIFUR and TOM TURNER to me known to be the VICE PRESIDENT and SECRETARY-TREASURER respectively, of SUMMIT SECURITIES, INC., the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above.




Notary Public in and for the State of Washington
Residing at Spokane
My commission expires: January 2, 1996

When Recorded

WESTERN UNITED LIFE ASSURANCE COMPANY
Attn.: Twilla I. Hill
W. 929 Sprague Ave.
Spokane, WA 99204

Account Reference:

#740159-WALKER

3200
ck

EXHIBIT A
to
Special Warranty Deed

28853

A parcel of land in the E1/2 SE1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which is located North 89 degrees 52' West 30.00 feet from the East quarter corner of Section 26, and is also the intersection of the Homedale West right of way and the East-West center of Section 26; thence South 00 degrees 16' West 883.57 feet along the West right of way of Homedale Road to a 5/8" iron pin; thence West 421.54 feet to a 5/8" iron pin which is also the East right of way of 1-C Drain; thence North 00 degrees 25' 45" West 326.91 feet along the East right of way 1-C Drain to 5/8" iron pin; thence North 19 degrees 48' West 593.2 feet along the East right of way to a 5/8" iron pin; which is also the intersection of East right of way 1-C Drain and East-West centerline of Section 26; thence South 89 degrees 52' East 629.05 feet along the East-West centerline of Section 26 to the point of beginning.

SAVING AND EXCEPTING that portion of the above described property lying within the boundaries of the USBR 1-C Drain.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Western Life Assurance Company the 23rd day
of October A.D., 19 95 at 2:53 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 28852

FEE \$35.00

By Annette Mueller
Bernetha G. Letsch, County Clerk