

DIXIE L. GILLASPIE,

Grantor(s) hereby grant, bargain, sell and convey to
FRANK DONALD ST. CLAIR and CAROLINE S. ST. CLAIR, with the rights of
survivorship,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any;
and the 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.

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.

The true and actual consideration for this conveyance is \$ 130,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4534 Muir Avenue, San Diego, CA 92107

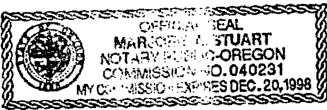
Dated this 22nd day of January, 1996.

Dixie L. Gillaspie
DIXIE L. GILLASPIE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. January 22 19 96
COUNTY OF Klamath
Personally appeared the above named Dixie L. Gillaspie

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Margaret A. Stuart
Notary Public for Oregon

My commission expires 12/20/98

Return to:

FRANK DONALD ST. CLAIR
4534 Muir Avenue
San Diego, CA 92107

96 FEB -1 P3:54

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL I:

That portion of the E1/2 E1/2 SW1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly and Westerly of the Sprague River.

PARCEL II:

The Westerly 205 feet of the SE1/4 of Section 6, Township 36 South, Range 10 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 1st day
of Feb A.D., 19 96 at 3:54 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 3082.

FEE \$35.00

By Bernetha G. Lasch, County Clerk