

WARRANTY DEED

Bruce Froemke, Grantor, conveys and warrants to Bruce Froemke, Trustee of the Bruce Froemke Revocable Living Trust, the following described real property free of encumbrances except as specifically set forth herein.

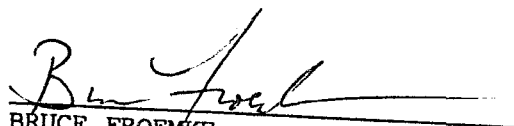
See attached Exhibit 1.

Subject to reservations, restrictions, right-of-way, easements of record and those apparent upon the land, and that certain Contract of Sale which was recorded on the 12th day of July, 1995, in Volume No. M95 on page 18099, of the Mortgage Records of Klamath County, Oregon.

The true consideration for this conveyance is \$0.00

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

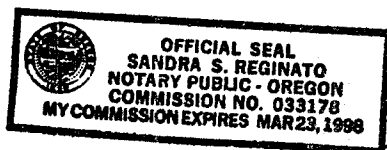
Dated this 27 day of February, 1996.


BRUCE FROEMKE

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.

96 MAR -5 AMO:47

Subscribed and sworn to before me the above-named this 27
day of February, 1996.



Sandra S. Reginato
Notary Public for Oregon
My commission expires: 03/23/98

Send Tax Statements to:

Lakeside Mobile Home
& R.V. Park, Inc.
4885 Wocus Road
Klamath Falls, Oregon 97603

After Recording Return to:

Jerry M. Molatore
426 Main Street
Klamath Falls, Oregon 97601

DESCRIPTION OF PROPERTYParcel One:

Beginning at an iron pin on the westerly right of way line of the Dalles-California Highway which lies North 89°42' West a distance of 770.8 feet and South 6°02' West a distance of 181.6 feet from the iron pin which marks the quarter section corner common to Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian, and running thence; continuing South 6°02' West along the westerly right of way line of the Dalles-California Highway a distance of 161.5 feet to an iron pin; thence North 89°42' West parallel to the North line of said Section 18, a distance of 528.4 feet to an iron pin on the 40 line; thence North 2°32' East along the 40 line a distance of 160.7 feet to an iron pin; thence South 89°42' East parallel to the North line of said Section 18, a distance of 538.1 feet more or less, to the point of beginning, said tract of land being in the NE1/4 of Section Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon. Excepting therefrom that portion conveyed to State of Oregon, by and through its State Highway Commission by deed recorded in Deed Volume 135 page 325, records of Klamath County, Oregon.

Subject to reservations, restrictions, right-of-way, easements of record and those apparent upon the land.

Right of Way Easement, including the terms and provisions thereof, given by Dennis W. Froemke to CP National Corporation, dated June 29, 1981, and recorded June 30, 1981, in M-81 on page 11880, records of Klamath County, Oregon.

EXHIBIT "1"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bruce Froemke
of March A.D. 19 96 at 10:47 o'clock A the 5th day
of Deeds M., and duly recorded in Vol. 5998 M96
on Page 5998

FEE \$40.00

By Bernetha G. Letsch, County Clerk