

THIS INDENTURE, made this 2nd day of May, 1996, by and between Mary Kay Barnett, the duly appointed, qualified, and acting Personal Representative of the Estate of Lila Margaret Beck, Klamath County Circuit Court Case No. 9502902 CV, deceased, hereinafter called the first party, and Joanne Carol von Savoye, Mary Kay Barnett, Betty Jean Feather and Lea Marie Cox, each as to an undivided twenty-five percent (25%) interest as a tenant in common, hereinafter called the second party;

W I T N E S S E T H:

FOR VALUE RECEIVED and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the said deceased at the time of decedent's death, and all the right, title and interest that the said estate of said deceased by operation of the law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, legally described as follows, to wit:

"Lot 10 in Block 2, SUNSET VILLAGE, according to the official plat thereof on file with the Clerk of Klamath County, Oregon."

SUBJECT TO: Contracts and/or liens for irrigation and/or drainage, reservations, easements, restrictions, rights of way of record and those apparent on the land.

ALSO SUBJECT TO: Trust Deed, including the terms and provisions thereof, dated April 6, 1973, and recorded April 6, 1973, in Book M-73 at page 4065 given to secure the payment of \$19,600.00 with interest thereon and such future advances as may be provided therein, executed by John W. Mullendore and Pauline V. Mullendore, husband and wife, to William Ganong, Jr., as Trustee for beneficiary, First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which Second Party agrees to assume and to pay.

TO HAVE AND TO HOLD the same unto the said second party, and second party's heirs, successors-in-interest and assigns forever.

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 paid for this transfer, stated in terms of dollars, is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being distribution from out of

GRANTORS NAME AND ADDRESS: Estate of Lila Margaret Beck/Mary Kay Barnett Personal Representative

GRANTEES NAME AND ADDRESS: Joanne Carol von Savoye, Mary Kay Barnett, Betty Jean Feather and Lea Marie Cox

AFTER RECORDING, RETURN TO: Neal G. Buchanan, Attorney at Law, 435 Oak Street, Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED,
SEND TAX STATEMENT TO: Lea M. Cox
5819 Harlan Drive, Klamath Falls, OR 97603

12795

the estate pursuant to Order Approving Final Account/Decree of Final Distribution.

IN WITNESS WHEREOF, the said first party has executed this instrument; if first party is a corporation, it has caused its corporate name to be signed hereto and its corporate seal affixed by its officers duly authorized thereunder by order of its Board of Directors.

ESTATE OF LILA MARGARET BECK

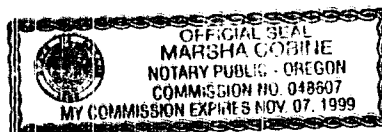
by: Mary Kay Barnett
Mary Kay Barnett Personal Representative

STATE OF OREGON/County of Klamath) ss.

PERSONALLY APPEARED BEFORE ME the above-named Mary Kay Barnett and acknowledged the foregoing instrument to be her voluntary act and deed.

DATED this 2nd day of May, 1996.

Marsha Cobine
NOTARY PUBLIC FOR OREGON
My Commission expires: 11.7.99



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G Buchanan the 6th day
of May A.D., 19 96 at 9:49 o'clock AM., and duly recorded in Vol. M96
of Deeds on Page 12794
By Bernetha G. Letsch, County Clerk

FEE \$35.00