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WARRANTY DEED

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OTIS C. KNIGHTON AND WINNIFRED O. KNIGHTON, CO-TRUSTEES U.T.D., JUNE 6, 1985,
Grantor(s) hereby grant, bargain, sell and convey to:
MICHAEL DAVID ST. GERMAIN and SUZANNE MARIE ST. GERMAIN, as tenants by the
entirety,
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:

The NW1/4 of Section 28, Township 35 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon.

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 \$ 43,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3701 WINONA RD., GRANTS PASS, OR 97526

Dated this 10th day of July, 1996

Otis C. Knighton
OTIS C. KNIGHTON

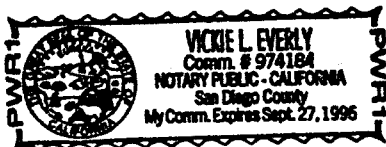
Winnifred O. Knighton
WINNIFRED O. KNIGHTON

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA ss. July 10 19 96
COUNTY OF SAN DIEGO

Personally appeared the above named Otis C. Knighton
and Winnifred O. Knighton

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Vickie L. Everly
Notary Public for San Diego County
My commission expires Sept. 27, 1996

ESCROW NO. MT38649-DS

Return to:
MICHAEL DAVID ST. GERMAIN
3701 WINONA RD.
GRANTS PASS, OR 97526

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 11th day of July A.D., 19 96
at 3:54 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 20645
Bernetha G. Letsch County Clerk
By [Signature] Deputy.

Fee, \$30.00