

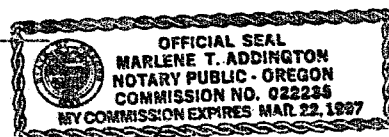


## WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044935

AFTER RECORDING RETURN TO:  
BETTY C. ANDERSON, TRUSTEEP.O. Box 268  
Keno, OR. 97627UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVEJ. H. SHIPMAN AND JUDITH G. SHIPMAN, HUSBAND AND WIFE,  
hereinafter called GRANTOR(S), convey(s) to BETTY C. ANDERSON,  
TRUSTEE OF THE BETTY C. ANDERSON REVOCABLE LIVING TRUST DATED  
AUGUST 21, 1995, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN . . . . .
 BCO  
 "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 30.390."
and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is  
\$180,000.00.In construing this deed and where the context so requires, the  
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument  
this 25th day of July, 1996.J. H. Shipman  
J. H. SHIPMANJudith G. Shipman  
JUDITH G. SHIPMAN

STATE OF OREGON, County of Klamath)ss.

On August 1, 1996, personally appeared the above-named  
J.H. SHIPMAN and JUDITH G. SHIPMAN, who acknowledged the  
foregoing instrument to be their voluntary act and deed.Marlene T. Addington  
Notary Public for Oregon  
My Commission Expires: March 22, 1997

96 AUG -1 AM 12:20

All that portion of the SW 1/4 SW 1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning on the Northeasterly line of River Street in the Town of Doten (Keno) at a point thereon distant 2.08 chains from the intersection of the said line of River Street and the Northwesterly line of Brighton Avenue; thence Northwesterly along said line of River Street, 4.24 chains, more or less, to the point described in deed to R. A. Broyles recorded in Book 53 at Page 373, Deed Records of Klamath County, Oregon, described as North 33 degrees East 50 feet from the Northwest corner of Lot 1, Block 3, in the Town of Doten; thence North 33 degrees East, 5.2 chains more or less to the meander line of the Klamath River; thence South 39 degrees East along said meander line to a point North 33 degrees East of the point of beginning; thence South 33 degrees West to the point of beginning.

EXCEPT THEREFROM the Southeasterly 50 feet as described in deed recorded June 30, 1939 in Book 123 at Page 123, Deed Records of Klamath County, Oregon.

CODE 21 MAP 3908-31CC TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day  
of August A.D. 19 96 at 11:20 o'clock AM., and duly recorded in Vol. M96,  
of Deeds on Page 23341.

Bernetha G Letsch, County Clerk

FEE \$35.00

By Cheryl Russell