

After recording, mail to: Melvin D. Ferguson, 635 Main Street,
Klamath Falls, Oregon 97601

QUITCLAIM DEED

Joseph F. Caraher, pursuant to order of the Klamath County Circuit Court under Case No. 96-2972CV, on behalf of Marcella M. Caraher, Grantor, releases and quitclaims to Joseph F. Caraher, Grantee, all of Marcella M. Caraher's interest in the following described real property located in Klamath County, Oregon, to-wit:

See attached Exhibit A.

SUBJECT TO AND EXCEPTING RESERVATIONS, RESTRICTIONS, EASEMENTS, AND RIGHTS OF WAY OF RECORD AND THOSE APPARENT UPON THE LAND.

There is no consideration for this conveyance. The conveyance is made pursuant to court order dated August 21, 1996, nunc pro tunc to July 1, 1996, in the matter of Caraher and Caraher, Klamath County Circuit Court Case No. 96-2972CV.

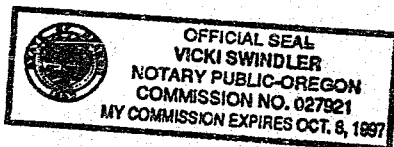
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSONS ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 17 day of September, 1996.


Joseph F. Caraher

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above-named Joseph F. Caraher and acknowledged the foregoing instrument to be his voluntary act. Before me this 17 day of September, 1996.



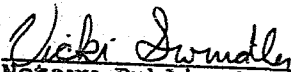

Notary Public for Oregon
My Commission Expires: 10-8-97

EXHIBIT A

Lots 1 and 2 in Block 44 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, except the Southerly 20 feet thereof and also EXCEPT that portion thereof described as follows: Beginning at an iron pin on the Easterly line of said Lot 1, said point being S. 8°09' E. a distance of 115.5 feet from the Northeasterly corner of said Lot 1; thence S. 85°27' W. a distance of 82.8 feet to an iron pin; thence S. 76°11' W. a distance of 37.5 feet to the line common to Lots 2 and 3, said Block 44, said point being S. 8°09' E. a distance of 114.0 feet from the Northeasterly corner of said Lot 3; thence S. 8°09' E. along the line common to said Lots 2 and 3 a distance of 6.0 feet; thence N. 81°51' E. parallel with and 20.0 feet distant at right angles from the Southerly line of said Lots 1 and 2 a distance of 120.0 feet to the easterly line of said Lot 1; thence N. 8° 09' W. along the Easterly line of said Lot 1 a distance of 4.5 feet, more or less, to the point of beginning, containing 877.0 square feet, more or less.

SUBJECT TO:

1. Reservations and restrictions in the Dedication of Buena Vista Addition.
2. Transmission Line Easement, including the terms and provisions thereof, given by Klamath County, Oregon to United States of America, dated December 12, 1951, recorded December 12, 1951, on page 508 of Volume 251 of Deeds, records of Klamath County, Oregon, and conveyed to The California Oregon Power Company by deed dated March 31, 1954, recorded April 12, 1954, Vol. 266 of Deeds, page 316, records of Klamath County, Oregon.
3. Reservations and restrictions in deed from W. H. Totton and Mary H. Totton, to Richard J. Hicks and Letty L. Hicks, dated November 26, 1957, recorded December 3, 1957, on page 84 of Vol. 296 of Deeds, Records of Klamath County, Oregon, as follows: "1. Not more than one dwelling house to be constructed on said Lots 1 and 2 except the Southerly 20 feet, Block 44, Buena Vista Addition. 2. The cost of any dwelling house to be constructed on said lot shall not be less than \$15,000.00."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Melvin D. Ferguson the 23rd day
of Sept. 19 96 at 3:44 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 30186

Bernetha G. Letsch County Clerk

FEE \$35.00

By Kathleen Ross