

WARRANTY DEED

TRUSTEES OF THE 1993 EDWARD EARL WORTHAN AND BARBARA LEE WORTHAN REVOCABLE TRUST,

Grantor(s) hereby grant, bargain, sell and convey to:
DON LEE OWENS and LAURA ANN OWENS, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 \$ 147,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1345 JOHNSON AVENUE, KLAMATH FALLS, OR 97601

Dated this 1st day of October, 1996

WORTHAN REVOCABLE TRUST

BY: [Signature] TRUSTEE
EDWARD EARL WORTHAN

BY: [Signature] TRUSTEE
BARBARA LEE WORTHAN

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. October 1 1996

COUNTY OF San Luis Obispo

Personally appeared the above named Edward Earl Worthan

and Barbara Lee Worthan as trustees

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

[Signature]
Notary Public for California

My commission expires 2-28-97

(seal)

ESCROW NO. MT39508-MS

Return to:

DON LEE OWENS
1345 JOHNSON AVENUE
KLAMATH FALLS, OR 97601

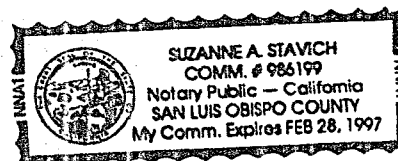


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The N1/2 of that portion of the following described tract of land lying within the W1/2 of the SE1/4 of the NE1/4 and the W1/2 of the NE1/4 of the SE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Southerly or Westerly boundary of the Sprague River and the West boundary of the W1/2 SE1/4 NE1/4 of said Section; thence Easterly, Southerly and Westerly along the bend of the Sprague River to the West boundary of W1/2 NE1/4 SE1/4 of said Section 2; thence North along the West boundary of the W1/2 NE1/4 SE1/4 and the W1/2 SE1/4 NE1/4 to the point of beginning.

PARCEL 2:

The following described real property in Klamath County, Oregon, lying Southerly and Westerly of the Sprague River:

The E1/2 E1/2 E1/2 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING the following parcel:

A tract of land in the W1/2 W1/2 W1/2 of Section 1 and the E1/2 E1/2 E1/2 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West boundary of the E1/2 E1/2 E1/2 of said Section 2, said point being 375 feet South of the centerline running East and West through said Section 2; thence East parallel to said centerline to the East boundary of said Section 2; thence North along the East boundary of said Section 2 to a point 375 feet North of the East quarter corner of said Section 2; thence East parallel to the centerline running East and West through said Section 1 to the East boundary of the W1/2 W1/2 W1/2 of said Section 1; thence South along the East boundary of said Section 1; thence West along the South boundary of said Sections 1 and 2, to the Southwest corner of the E1/2 E1/2 E1/2 of said Section 2; thence North along the West boundary of the E1/2 E1/2 E1/2 of said Section 2 to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of October A.D., 19 96 at 10:31 o'clock A.M., and duly recorded in Vol. M96,
of Deeds on Page 31729.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen Ross