

BRUCE L. GUSTAFSON and ALEXIS GUSTAFSON, husband and wife,  
Grantor(s) hereby grant, bargain, sell and convey to:  
MELVIN J. STEWART & BILLY J. SKILLINGTON DOING BUSINESS AS TOWER ENTERPRISES,  
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 \$ 210,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 1763 WASHBURN WAY, KLAMATH FALLS, OR 97603

Dated this 30<sup>th</sup> day of December, 1996.

*Bruce L. Gustafson*  
BRUCE L. GUSTAFSON

*Alexis Gustafson*  
ALEXIS GUSTAFSON

STATE OF OREGON

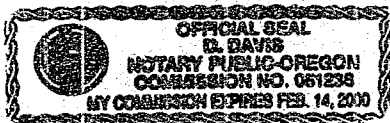
SS. December 30 19 96

COUNTY OF LANE

Personally appeared the above named

BRUCE L. GUSTAFSON and ALEXIS GUSTAFSON

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

*[Signature]*

Notary Public for OREGON

My commission expires 2-14-2000.

(seal)

ESCROW NO. MT40249-KR

Return to:

TOWER ENTERPRISES  
1763 WASHBURN WAY  
KLAMATH FALLS, OR 97603

97 JUN -3 P3:46

# EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated in Lot 2, Block 6, TRACT 1080, WASHBURN PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 2; thence South 00 degrees 04' 50" West, along Washburn Way, 350.00 feet; thence North 89 degrees 55' 10" West, parallel to the North line of said Lot 2, 250.00 feet; thence North 00 degrees 04' 50" East 350.00 feet to the North line of said Lot 2; thence South 89 degrees 55' 10" East 250.00 feet to the point of beginning, with bearings based on said TRACT 1080, WASHBURN PARK.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day  
of January A.D., 19 97 at 3:46 o'clock P M., and duly recorded in Vol. M97  
of Deeds on Page 191.

Bernetha G. Letsch, County Clerk

FEE \$35.00

*Bernetha G. Letsch*