

Recording Requested by:
Attorney

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97 JAN 15 P2:43

When recorded, return to:
O'Donnell & Roberts, L.L.P.
2200 Sand Hill Rd., Ste. 160
Menlo Park, CA 94025

File: 1849 Item No.: IB6

APN: 57-2081-26

QUITCLAIM DEED

The undersigned grantors declare: Documentary transfer tax is NONE.
Change of Method of holding title only.

BETTY L. FRANCIS, as Trustee of the FRANCIS FAMILY TRUST;
hereby QUITCLAIMS to BETTY L. FRANCIS as Trustee of the FRANCIS FAMILY
TRUST B, all of her right, title and interest, in the following described
real property in the City of Chiloquin, County of Klamath, State of
California:

For complete legal description see Exhibit "A" attached.

Commonly known as 32441 Medoc Pt. Road, Chiloquin, Oregon.

Dated: August 13, 1996

Betty L. Francis

BETTY L. FRANCIS

State of CALIFORNIA)

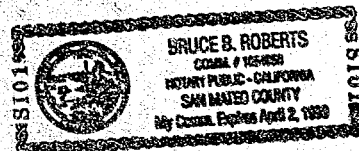
County of SAN MATEO) ss.

On August 13, 1996, before me, the undersigned Notary Public,
personally appeared BETTY L. FRANCIS, personally known to me (or proved to
me on the basis of satisfactory evidence) to be the persons whose names are
subscribed to the within instrument and acknowledged to me that they
executed the same in their authorized capacities, and that by their
signatures on the instrument the persons, or the entity upon behalf of
which the persons acted, executed the instrument.

Witness my hand and official seal.

Bruce B. Roberts

Notary Public



Mail tax statements to: Betty L. Francis
1145 Amador Street
Berkeley, CA 94707

EXHIBIT "A"

Beginning at a point 42 feet east of the NW corner of the SE1/4 SE1/4, which is also the NW corner of Lot 24 sec. 19, T. 35 S., R. 7 E., W.M., Oregon; thence running east 209 feet; thence south 209 feet, thence west 110 feet to the Dalles-California Highway; thence west 64° 40' north (north 25° 20' west) along the said highway a distance of 231 feet to the point of beginning containing 76/100 of an acre, more or less, together with all the improvements thereon and the appurtenances thereunto belonging.

APN

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Bruce B. Roberts, Inc. the 15th day
 of January A.D. 19 97 at 2:43 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 1288

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross