

After recording, return to:
Robert S. Quinney
HERSHNER, HUNTER, ANDREWS,
NEILL & SMITH, LLP
180 East 11th Avenue
Eugene, Oregon 97401

Until a change is requested,
mail all tax statements to:
Harry J. Fredricks, Trustee
1919 Benson Avenue
Klamath Falls, OR 97601

Tax Account No. 3809-20DD-3200

WARRANTY DEED

Harry J. Fredricks, sole surviving Trustee of the Harry J. Fredricks and Mildred J. Fredricks Family Trust Agreement UID 3-12-91, Grantor, conveys and warrants an undivided one-half interest to Harry J. Fredricks, Trustee of the Mildred J. Fredricks Bypass Trust, Grantee, in the real property described on attached Exhibit A, free of encumbrances except as specifically set forth herein.

SEE ATTACHED EXHIBIT A

The true consideration for this conveyance is none.

The liability and obligations of Grantor to Grantee and Grantee's successors and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any title insurance coverage available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any title insurance policy. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

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 PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 IN ALL ZONES. 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

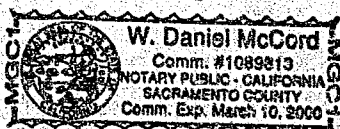
VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR
STRUCTURES.

DATED this 12 day of December, 1996.

Harry J. Fredricks TTEE
Harry J. Fredricks, Trustee

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.

This instrument was acknowledged before me this 13th day of December, 1996, by Harry J. Fredricks, sole surviving Trustee of the Harry J. Fredricks and Mildred J. Fredricks Family Trust Agreement UID 3-12-91.



W. Daniel McCord
Notary Public for California
My commission expires: 3/10/00

EXHIBIT A

A parcel of land situated in Block 24 of Eldorado Heights Addition to the City of Klamath Falls, Oregon, 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 iron pipe marking the Northeast corner of Block 24, Eldorado Heights Addition to the City of Klamath Falls; thence along the Southerly right of way line of Euclid Avenue, North 81 degrees 42' West, 116.70 feet; thence South 8 degrees 18' West, 70.84 feet; thence South 89 degrees 42' East, 125.41 feet to the West right of way of said Tiffany Street, thence along said right of way of said Tiffany Street, North 0 degrees 18' East 54.00 feet to the point of beginning.

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

STATE OF OREGON : COUNTY OF KLAMATH ss.

Filed for record at request of Hershner et al the 22nd day
of January A.D. 19 97 at 10:11 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 1848

FEE \$40.00

by Bernetha G. Leisch, County Clerk

EXHIBIT A