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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. 3809-33BA-600

### 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 Harry J. Fredricks Survivor's Trust, Grantee, in the real property described below, free of encumbrances except as specifically set forth herein.

Lots 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30 of the Resubdivision of Block 23 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

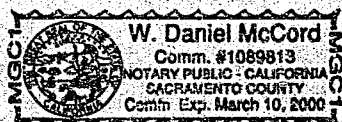
INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

DATED this 17 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 13<sup>th</sup> 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

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 1853

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Hershner et al