

GLENN L. HOBBS,
Grantor(s) hereby grant, bargain, sell and convey to:
HENRY J. CALDWELL, JR. AND DEBORAH L. CALDWELL TRUSTEES OF THE CALDWELL FAMILY
TRUST U/D/A 1/5/96 OR THEIR SUCCESSORS IN TRUST,
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:

LOT 2 IN BLOCK 5 OF TRACT 1080 - WASHBURN PARK, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

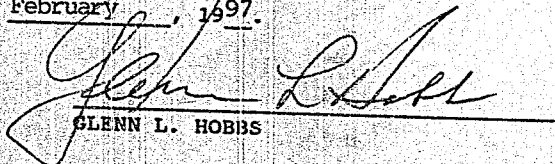
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomever, 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 \$ 520,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7990 HILL ROAD, KLAMATH FALLS, OR 97603

Dated this 14th day of February, 1997.


GLENN L. HOBBS

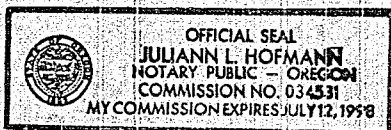
STATE OF OREGON

COUNTY OF JACKSON

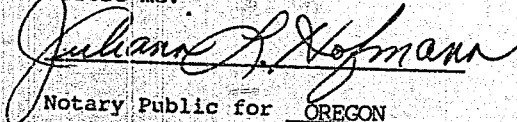
SS. February 14 19 97

Personally appeared the above named GLENN L. HOBBS

and acknowledged the foregoing instrument to be HIS voluntary act.



Before me:


Notary Public for OREGON

My commission expires 7/12/98

(seal)

ESCROW NO. AP721871JH

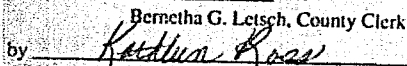
Return to:

CALDWELL FAMILY TRUST U/D/A 1/5/96
7990 HILL ROAD
KLAMATH FALLS, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 18th day
of February A.D. 19 97 at 3:45 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 4810

FEE \$30.00

by 
Bernetha G. Letsch, County Clerk

97 FEB 18 P3:45