

KENNETH D. SWANSON AS TO AN UNDIVIDED 1/2 INTEREST AND THE TSCHOPP FAMILY LIMITED PARTNERSHIP AS TO AN UNDIVIDED 1/2 INTEREST AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell and convey to:

JEFFREY B. MCATEE,

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 3, BLOCK 14 OF DIXON ADDITION, 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 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.

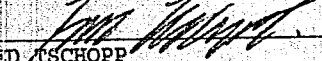
The true and actual consideration for this conveyance is \$ 126,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4343 OLD FORT ROAD, KLAMATH FALLS, OR 97601

Dated this 21st day of February, 1997.


KENNETH D. SWANSON

THE TSCHOPP FAMILY LIMITED PARTNERSHIP

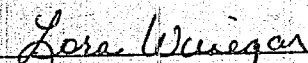
BY:  GENERAL PARTNER
FRED TSCHOPP

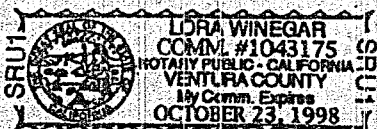
STATE OF California
COUNTY OF Ventura SS. February 21 19 97

Personally appeared the above named Fred Tschopp

and acknowledged the foregoing instrument to be his true voluntary act.

Before me:

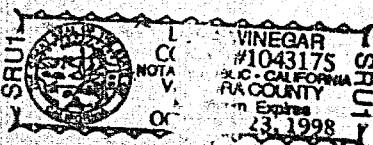

Notary Public for State of Calif.
My commission expires 10-23-98



(seal)

ESCROW NO. MT40434-SD

Return to:
JEFFERY B. MCATEE
4343 OLD FORT ROAD
KLAMATH FALLS, OR 97601



97 FEB 24 P3:50

NOTARY PUBLIC STATE OF OREGON
 My commission expires August 10, 2000

FORM No. 23—ACKNOWLEDGMENT
 Stevens-Ness Law Publishing Co. Portland, OR 97204 © 1992

STATE OF OREGON,

County of Klamath

ss.

BE IT REMEMBERED, That on this 24th day of February, 1997,
 before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
 named KENNETH D. SWANSON

proven known to me to be the identical individual described in and who executed the within instrument and
 acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
 my official seal the day and year last above written.



Susan E. Davis
 Notary Public for Oregon
 My commission expires Aug. 10, 2000

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
 of February A.D., 1997 at 3:50 o'clock P. M., and duly recorded in Vol. M97
 of Deeds on Page 5490

FEE \$35.00

Bernetha G. Letsch, County Clerk
 by Kathleen Ross