

EAST CASCADE PROPERTIES, INC., AN OREGON CORPORATION,
Grantor(s) hereby grant, bargain, sell and convey to:
EDMOND R. PRINCE and MARY K. PRINCE, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 52,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 324 Upham Street, Klamath Falls, OR 97601

Dated this 12th day of March, 1997.

EAST CASCADE PROPERTIES, INC.

BY: *Duane W. Smith*

DUANE W. SMITH

PRESIDENT

97 MAR 13 AM 1:15

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on March 12, 19 97

by Duane W. Smith

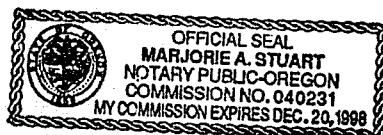
as President

of East Cascade Properties, Inc.

Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT40821-MS



Return to:

EDMOND R. PRINCE
324 Upham Street
Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

7423

Beginning at the most Westerly corner of Lot 5 in Block 63 of NICHOLS ADDITION TO KLAMATH FALLS, OREGON; thence Southeasterly along the Easterly line of 8th Street, 40 feet; thence Northeasterly at right angles to 8th Street, 90 feet; thence Northwesterly and parallel with 8th Street, 40 feet to the Southerly line of Grant Street (formerly Franklin Street); thence Southwesterly along the Southerly line of Grant Street, 90 feet to the place of beginning, being a portion of Lots 5 and 6 of said Block and Addition, SAVING AND EXCEPTING the following described property:

Beginning at the point on the Southerly line of Grant Street Northeasterly along said Southerly line which is 90 feet from the most Westerly corner of Lot 5, Block 63, NICHOLS ADDITION TO KLAMATH FALLS, OREGON; thence Southeasterly parallel with 8th Street, 40 feet; thence Southwesterly parallel with Grant Street 7 feet; thence Northwesterly parallel with 8th Street, 40 feet to the Southerly line of Grant Street; thence Northeasterly along said Southerly line 7 feet to the place of beginning.

RECORDED

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of March A.D., 19 97 at 11:15 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 7422.

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Ross