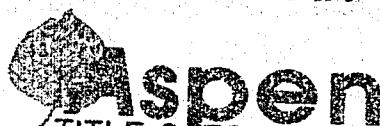


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97 APR 11 AM 53

WARRANTY DEED



ASPEN TITLE & ESCROW, INC.  
 AFTER RECORDING RETURN TO:

MR. AND MRS. WILLIAM ORE  
3952 Clinton Ave.  
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX  
 STATEMENTS TO THE FOLLOWING ADDRESS:  
 SAME AS ABOVE

MOLLY MORAN MILLER, hereinafter called GRANTOR(S), convey(s) to  
 WILLIAM RAY ORE AND ANONA M. ORE, husband and wife, hereinafter  
 called GRANTEE(S), all that real property situated in the  
 County of Klamath, State of Oregon, described as:

Tract 26, LANDIS PARK, in the County of Klamath, State of Oregon.  
 CODE 41 MAP 3909-10DA TAX LOT 1300

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
 property free of all encumbrances except

1) Covenants, conditions, restrictions, reservations, rights,  
 rights of way and easements of record, if any, and apparent  
 upon the land.

2) Trust Deed including the terms and provisions thereof,  
 in favor of Boyd Yaden, Successor Conservator of the  
 Conservatorship of Shirlene Ann Norwest, recorded June 13,  
 1994, in Book M-94, Page 18551, Mortgage Records, Klamath  
 County, Oregon, which Trust Deed the Grantees herein DO NOT  
 AGREE to assume and pay.

3) Trust Deed, including the terms and provisions thereof,  
 and by Assignment recorded January 29, 1996, now in favor of  
 William R. Addington and Marlene I. Addington, recorded January  
 12, 1996, Book M-96, Page 1019, and re-recorded on February 7,  
 1996, Book M-96, Page 3568, Mortgage Records, Klamath County,  
 Oregon, which Trust Deed the Grantees herein AGREE TO ASSUME  
 and pay according to the terms and conditions contained therein.

and will warrant and defend the same against all persons who may  
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
 \$45,000.00.

In construing this deed and where the context so requires, the  
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
 this 9th day of April, 1997.

Molly Moran Miller  
 MOLLY MORAN MILLER

STATE OF OREGON                    )  
   )ss.  
 County of Klamath                )

The foregoing instrument was acknowledged before me this 10th  
 Continued on next page

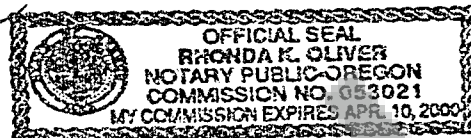


WARRANTY DEED  
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day of April, 1997 by MOLLY MORAN MILLER.

Before me: Rhonda K. Oliver  
Notary Public for Oregon  
My Commission Expires: April 10, 2000



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 11th day  
of April A.D., 1997 at 11:53 o'clock A.M. and duly recorded in Vol. M97  
of Deeds on Page 10791

FEE \$35.00

Bernie G. Letsch, County Clerk

by Kathleen Ross