



WARRANTY DEED

ASPEN TITLE & ESCROW NO. 01045990

AFTER RECORDING RETURN TO:

Mr. James G. Lewis

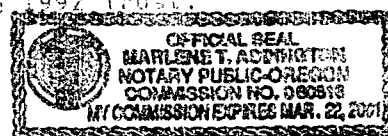
1900 Tiffany
Klamath Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVECLINTON W. LUNDBERG and IONE LUNDBERG, TRUSTEES OF THE CLINTON
W. LUNDBERG AND IONE LUNDBERG 1992 TRUST, hereinafter called
GRANTOR(S), convey(s) to JAMES G. LEWIS, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:Lots 16 and 20 in Block 4 of CANAL ADDITION TO THE CITY OF
KLAMATH FALLS, in the County of Klamath, State of Oregon.

Code 1, Map 3609-32AA, Tax Lots 2500 and 2600 and 2600-0A1

AND ALL BUILDING AND IMPROVEMENTS LOCATED THEREON

IN ADDITION TO CONVEYANCE OF THE REAL PROPERTY DESCRIBED HEREIN,
EXECUTION OF THIS DEED SHALL ALSO RELEASE ANY AND ALL INTEREST
OF THE GRANTOR UNDER THAT CERTAIN LEASE DATED DECEMBER 23, 1965
INITIALLY BETWEEN MELVIN W. MC COLLUM AND CURTIS O. BANEY, AND
DISCLOSED BY ASSIGNMENT OF LEASE RECORDED AUGUST 22, 1985 IN
BOOK M-85, PAGE 13287, KLAMATH COUNTY MICROFILM RECORDS."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 covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,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 an
Equitable Exchange.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 14th day of May, 1997.

LUNDBERG 1992 TRUST

BY: Clinton W. Lundberg
CLINTON W. LUNDBERG, TRUSTEEClinton W. Lundberg
CLINTON W. LUNDBERG, INDIVIDUALLYSTATE OF OREGON, County of Klamath ss.On May 14, 1997, personally appeared CLINTON W. LUNDBERG both
individually and as Trustee of the Lundberg 1992 Trust.Harlene T. Aschington
Notary Public for Oregon

BILL OF SALE

15045

KNOW ALL MEN BY THESE PRESENTS, That CLINTON W. LUNDBERG AND IONE LUNDBERG, TRUSTEES OF THE CLINTON W. LUNDBERG AND IONE LUNDBERG 1992 TRUST, hereinafter called the seller, in consideration of the sum of

TEN AND NO/100 Dollars (\$ 10.00)

to the seller paid, the receipt whereof hereby is acknowledged, hereby does grant, bargain, sell, transfer and deliver unto

JAMES G. LEWIS

hereinafter called the buyer, the following described personal property ("the property"), now located

AT 1131 WALNUT, KIAMATH FALLS, OR 97601

in KIAMATH County, State of OREGON, to-wit:

The buildings and improvements located on real property legally described as

Lots 16 and 20 in Block 4 of CANAL ADDITION TO THE CITY OF KIAMATH FALLS, in the

County of Klamath, State of Oregon.

Code 1, Map 3809-32AA Tax Lots 2600, 2500 and 2600-0A1

TO HAVE AND TO HOLD the same unto the buyer and buyer's heirs, executors, administrators, successors and assigns forever.

And the seller hereby covenants and agrees to and with the buyer and to and with buyer's successors in interest and assigns that seller is the owner of the property; that the same is free from all encumbrances

that seller has a good right to sell the same; and that seller will and seller's heirs, executors, administrators and successors shall warrant and forever defend this sale against the lawful claims and demands of all persons whomsoever.

In construing this Bill of Sale and where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this instrument shall apply equally to individuals and to corporations.

IN WITNESS WHEREOF, the seller has hereunto executed this document; if the undersigned seller is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

Dated May 14, 1997

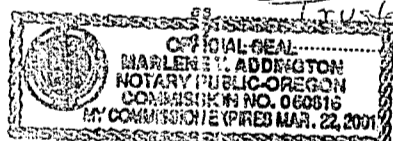
LUNDBERG 1992 TRUST
By: Clinton W. Lundberg, Trustee
Clinton W. Lundberg
Clinton Lundberg

STATE OF Oregon
County of Klamath } ss.

being first duly sworn, depose and say: That I am Clinton W. Lundberg and Ione Lundberg, Trustees of the Clinton W. Lundberg and Ione Lundberg 1992 Trust, the seller of the property described in the foregoing bill of sale; that seller is the sole owner of the property; that the property has been paid for in full and that as of this date the property and each and every part thereof is free and clear of all liens, encumbrances and security interests of any kind or nature, except (if none, so state):

Clinton W. Lundberg, Trustee
Clinton W. Lundberg
Clinton Lundberg

This instrument was acknowledged before me on May 14, 1997
by Clinton W. Lundberg
This instrument was acknowledged before me on May 14, 1997
by Clinton W. Lundberg



Marlene Y. Addington
Notary Public for Oregon
My commission expires 3-22-01

BILL OF SALE

TO

After Recording Return To (Name, Address, Zip):

James G. Lewis

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 15th day of May, 1997, at 3:58 o'clock P.M., and recorded in Book/reel/volume No. M97 on page 15044 or as fee/file/instrument/microfilm/reception No. 37713, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE
By Kathleen Ross, Deputy

Fee: \$35.00