

ELMER E. WIGGET, JR. and CYNTHIA R. WIGGET, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES M. HUBBARD and MARJORIE A. HUBBARD, 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 \$ 86,600.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , P.O. Box 374, Bonanza, OR 97623

Dated this 4 day of August, 1997.

Elmer E. Wigget, Jr.
ELMER E. WIGGET, JR.

Cynthia R. Wigget
CYNTHIA R. WIGGET

STATE OF OREGON

COUNTY OF KLAMATH

SS. August 4 19 97

Personally appeared the above named ELMER E. WIGGET, JR. AND

CYNTHIA R. WIGGET

and acknowledged the foregoing instrument to be their voluntary act.

Before me:

Kimberly A. Reves
Notary Public for Oregon
My commission expires 5/25/2000

(seal)

ESCROW NO. MT42021-KA

Return to:

JAMES M. HUBBARD
P.O. Box 374
Bonanza, OR 97623

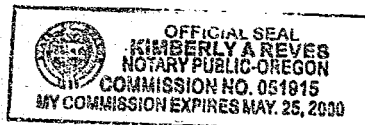


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lots 11 and 12, Block 20, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lots 1 through 5, Block 20, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon.

PARCEL 3

A triangular parcel of land in FIRST ADDITION TO BONANZA, lying North of North Street, Southeast of Mills Street, and West of the East line of First Addition to Bonanza, ALSO that portion of Central Street and Mills Street vacated by order of vacation recorded on April 9, 1958 in Volume 298, page 517, Records of Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the right of way of Lost River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of August A.D., 19 97 at 3:19 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 25332.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kettum Road