

After recording, return to: William M. Ganong
514 Walnut Avenue
Klamath Falls OR 97601

Send Tax Statements to: Delphia E. Warren
4641 Travis Way
Klamath Falls OR 97603

BARGAIN AND SALE DEED

Delphia Warren, Grantor, conveys to Delphia E. Warren, Initial Trustee of the Delphia E. Warren Family Trust, uda June 23, 1988, and her successors in Trust, Grantee, the following-described real property located in the County of Klamath, State of Oregon, to-wit:

Lot 18 in Block 5 of Tract 1299, SECOND ADDITION TO
FERNDAL, according to the official plat thereof on file in the
office of the County Clerk of Klamath County, Oregon.

This deed is made for estate planning purposes and no consideration has been paid heretofore.

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.

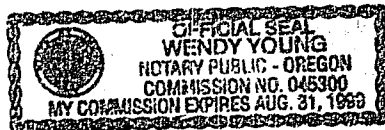
Dated this 12 day of January, 1998.

Delphia Warren
Delphia Warren

STATE OF OREGON, County of Klamath) ss,

This instrument was acknowledged before me on the 12th day of January, 1998 by Delphia Warren.

Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-99



STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of William Ganong the 14th day
of January A.D., 19 98 at 2:27 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 1226

FEE \$30.00

By Bernetha G. Lotsch, County Clerk
Kathleen Ross

98 JAN 14 P 2:27