

QUITCLAIM DEED

Recording requested by and when
recorded return to:

Lisa N. Bertalan
Bryant, Lovlien & Jarvis
40 N.W. Greenwood
Bend, OR 97701

Unless a change is requested,
all tax statements shall be sent to:

Michael Welcome
P. O. Box 863
LaPine, Oregon 97739

The true consideration for the care Michael Welcome provided Wendell Welcome during Wendell Welcome's lifetime.

MERLE WELCOME, Grantor, releases and quitclaims to MICHAEL WELCOME, Grantee, all right, title and interest he may now have or may acquire in the future for the following described real property located in Klamath County, Oregon:

See Exhibit "A" attached.

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 15 day of September, 1997.

Merle Welcome
MERLE WELCOME

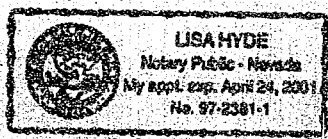
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QUITCLAIM DEED

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STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this day of 15th Sept
1997, by MERLE WELCOME.



[Signature]

Notary Public for Nevada
My Commission Expires: 4/24/01

EXHIBIT "A"

Commencing at the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of the Southeast Quarter of the Southeast quarter a distance of 110 feet, which is the true point of beginning; thence West 200 feet; thence South 110 feet; thence East 200 feet; thence North 100 feet to the point of beginning.

ALSO, starting at a point which is 200 feet West of the Northeast corner of the Southeast quarter of the Southeast quarter of Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 198 feet; thence South 220 feet; thence East 198 feet; thence North 220 feet to the point of beginning.

TOGETHER WITH Easement recorded in Deed Volume 362 at Page 195, as follows: The privilege of ingress and egress for roadway purposes over, upon and across, the Westerly twenty (20) feet of the following described real property: Beginning at the Northeast corner of the SE1/4SE1/4 thence South along the East line of the Section a distance of one hundred ten feet, all of said property being in Section 13, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO THE FOLLOWING:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. An easement created by instrument, including the terms and provisions thereof, dated October 2, 1952, recorded January 2, 1953 in Volume 258, Page 419, in favor of Midstate Electric Cooperative, Inc., a cooperative corporation, for transmission and distribution of electricity over the SE1/4 of Section 13.

That portion of Government Lot 4 lying West of the Dalles-California Highway in Section 18, Township 23, South Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTION from the above described property any rights of way of ditches, laterals, canals and roadway.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except: acreage and use limitations under provision of the U. S. Statutes and regulations issued thereunder; Grant of Right of Way, between Frank Rojka and Josephine Rojka, h & w, dated 9-24-28, recorded 10-10-28 in Deed Volume 82 page 359, records of Klamath County, Oregon and Provisions and Restrictions as set out in deed from Harold J. Eade & Marie M. Eade, h & w, to State of Oregon by and through its Highway Commission, dated 7-24-52, recorded 8-4-52 in Deed Vol. 256, page 119, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lisa H. Bertalan the 23rd day
of January A.D. 19 98 at 9:57 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 2169

FEE \$40.00

By Bernetha G. Letch, County Clerk
Kathleen Ross