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### WARRANTY DEED

Unless a change is requested, all tax statements shall be sent to Grantee at the following address:

P. O. Box 363  
Lakeview, OR 97739

After recording, this Deed shall be delivered to:

Lisa N. Betsch  
P.O BOX 1151  
BEND OR 97709-1151

The true consideration for this transfer is for estate planning purposes.

WENDELL L. WELCOME, Grantor, conveys and warrants to WENDELL L. WELCOME and MICHAEL WELCOME, not as tenants in common but with the right of survivorship, Grantees, all of his right, title and interest in the following described real property, free of encumbrances except as specifically set forth herein:

See attached Exhibit "A."

SUBJECT TO all exceptions to coverage contained in Grantor's policy or policies of title insurance insuring Grantor's title to the subject property, if Grantor has any such policy or policies of title insurance in effect, and if not, subject to all encumbrances, easements and restrictions of record, or which an accurate survey or inquiry of parties and possession of the property would disclose.

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

- 1 - WARRANTY DEED

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*WV*  
Bryant Lovrien & Jarvis

PROFESSIONAL CORPORATION ATTORNEYS AT LAW  
40 N.W. Greenwood • P.O. Box 1151 • Bend, Oregon 97709-1151 • (541) 382-4331 • Fax (541) 389-3386

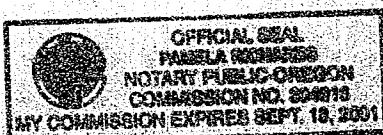
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 17 day of September 1997

*Wendell L. Welcome by Michael Welcome*  
WENDELL L. WELCOME by  
MICHAEL WELCOME, Conservator

STATE OF OREGON, County of Deschutes, ss:

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 1997, by WENDELL L. WELCOME by MICHAEL WELCOME, Conservator.



*Pamela Welcome*  
Notary Public for Oregon  
My Commission expires: 9-18-01

- 2 - WARRANTY DEED

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EXHIBIT "A"

Lot Twenty-seven (27), Block Twenty-two (22), TALL  
PINES FOURTH ADDITION, Deschutes County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH : ss.

Filed for record at request of Lisa N. Bertalan the 23rd day  
of January A.D., 1998 at 9:07 o'clock A. M., and duly recorded in Vol. M98,  
of Deeds on Page 2174.  
By Berthe G. Leach, County Clerk  
FEE \$35.00