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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 353
LaPine, OR 97739

After recording, this Deed shall be delivered to:

Lisa N. Bertalan
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

40-ck

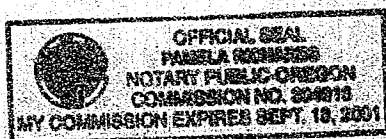
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 17 day of September 1997

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

STATE OF OREGON, County of Deschutes, ss:

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



Pamela Richards
 Notary Public for Oregon

My Commission expires: 9.18.01

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., 19 98 at 9:07 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 2174.

Benetha G. Leach, County Clerk

FEE \$35.00

By Kathleen Kagan