

QUIT CLAIM DEED to TRUSTEE

THIS INDENTURE WITNESSETH, that the Grantor, "GB" Trust, R.L. Peterson, Trustee, Trust # 544-64-2620, R. L. Peterson as Trustee of the "G.B." Trust, for and in consideration of Ten Dollars, (\$10.00) and other good and valuable consideration given, receipt of which is hereby acknowledged, *Grants, Bargains, Sells, Aliens, Remises, Releases, Conveys and QUIT CLAIMS NOW UNTO: "GB" Trust; Trust #544-64-2620, Trustee, Kay Cole, trustee of said Trust organized under provision of section 55.171 Virginia Statutes unto that certain Trust which was formed under a Declaration of Trust dated 1-13-58 and which is known as the "GB" Trust, the following described land together with the improvements appurtenant thereto in the County of Klamath, State of Oregon, to wit:*

Beginning at a point on the Southwesterly right of way line of Cumberland Road, a County Road in Section 8, Township 39 South, Range 9 East, of the Willamette Meridian, which point of beginning is South 0 degrees 38' East, 585.07 feet, and North 89 degrees 22' East, 545.43 feet from the Northwest corner of Westover Terraces, a platted subdivision in Klamath County, Oregon; thence North 24 degrees 45' West, along the Southwesterly right of way of said Cumberland Road a distance of 50 feet; thence South 65 degrees 15' West, 100 feet; thence South 24 degrees 45' East, 50 feet; thence North 65 degrees 15' East, 100 feet to the point of beginning; being a parcel of land in the vacated portion of said Westover Terraces and lying in the NE 1/4 NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, and which was formerly described as Lot 12, Block 12 of said Westover Terraces.

Trustee shall take title subject to any liens, encumbrances, restrictions, easements, leases, options & covenants of record and not personally.

TO HAVE AND TO HOLD the said property in fee simple title or as otherwise indicated upon the Trusts and for the uses and purposes herein and in said trust agreement set forth, and the Grantor hereof covenants with the Grantee that he is lawfully seized of the said premises, that they are free and clear of encumbrances except as noted herein, and that Trustee has good right and lawful authority to sell the same; and does fully Quit-Claim the title to said land.

Full power and authority is hereby granted to said Trustee, to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any sub-division or part thereof, and to re-subdivide said property as often as is desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period of time, not exceeding in the case of any single demise the term of 99 years, and renew or extend leases upon any terms and for any period of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to make leases and to grant options to lease and options to renew leases and options to purchase the whole or in any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property or any part thereof for other real or personal property, to submit said property to condominium, to grant easements or changes of any kind, to lease, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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The initial Trustee holding title to the aforesaid property for the aforesaid trust under the terms of the aforesaid trust agreement shall be the situs of the domicile of said trust or any successor Trustee who shall henceforth act in that capacity. The said situs of the Trust shall be the governing jurisdiction for any legal action undertaken pursuant to the assets of the aforesaid trust. In the event of the said Trustee's death, incapacity, disappearance, bankruptcy, resignation or unwillingness to act in accordance with directions given by the party or parties holding the power of Direction under the terms of said trust agreement; the filing of a death certificate or notice of dismissal of the initial Trustee or of any successor Trustee hereafter named in public records of the county in which any trust property is held, along with an Affidavit attesting to the appointment and acceptance by any of the following successor Trustees, without regard to the order in which listed, shall be effective to vest title to said successor Trustee or Trustees.

It shall be attested and agreed to by the Trustee that shall any lawsuit, be filed upon said Trustee, whether personally or as Trustee, they will immediately sign an affidavit resigning all powers herein stated and conveying said property to one of the following named successor Trustees or be subject to a \$ 5,000.00 monetary fine. Upon resignation stated above, all records pertaining to the trust will be sent to the designated Trustee. The only record of the trust to be retained will be a letter accepting resignation. The Trustee(s) will not reveal any facts concerning this trust or its beneficiary(s) except under subpoena or powers of a court of competent jurisdiction. Jurisdiction. Successor and or alternate successor Trustees being: RL Peterson, Lois Robinson.

IN WITNESS WHEREOF, the said Grantor has hereunto set
hand and seal this 13th day of February, 1998

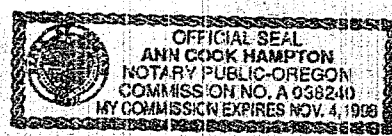
As Trustee & Notary Public

Grantor FOR THE "GB" TRUST

Witness: Ann Hampton

State of OREGON
County of Klamath

As Trustee & Notary Public
This instrument was acknowledged before me by RL Peterson who, affirmed that he executed the foregoing instrument of his own free will and deed and for the purpose contained therein on this 13th day of February, 1998.



Notary Public: Ann Cook Hampton
My Commission expires: 11-04-98

AFTER RECORDING RETURN ORIGINAL:
to Trustee c/o Suite 213-215, 5150 Mae Anne Ave.
Reno, Nev. 89523

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of R.L. Peterson the 17th day
of February A.D., 1998 at 10:45 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 4847

FEE \$40.00
1.50 copy
By Bernetha G. Leisch, County Clerk
Kathleen Ross