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STATUTORY WARRANTY DEED

MCAULIFFE FAMILY PARTNERSHIP

conveys and warrants to GENEVA A. DRINKWATER, TRUSTEE OF THE GENEVA A. DRINKWATER TRUST UDA 10/18/93, Grantor,
the following described real property free of liens and encumbrances, except as specifically set forth herein: _____, Grantee,
SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$ 175,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 17 day of Feb 19 98

MCAULIFFE FAMILY PARTNERSHIP

John P. Mc Cauliffe II
JOHN P. MCAULIFFE II, GENERAL PARTNER

STATE OF OREGON
County of _____ } ss.

BE IT REMEMBERED, That on this _____ day of _____, 19 _____, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named _____

known to me to be the identical individual _____ described in and who executed the within instrument and acknowledged to me that _____ executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.
My Commission expires _____

Title Order No. K-50922
Escrow No. K50922D

After recording return to:
GENEVA DRINKWATER
3443 MEADOW OAK
COTTONWOOD, CA 96022
Name, Address, Zip
Until a change is requested all tax statement shall be sent to the following address:
GENEVA DRINKWATER
3443 MEADOW OAK
COTTONWOOD, CA 96022
Name, Address, Zip

THIS SPACE RESERVED FOR RECORDER'S USE



STATE OF CALIFORNIA
COUNTY OF SEASTA

ISS

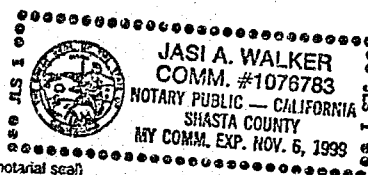
On 2/17/98, before me, JASI A. WALKER
personally appeared JOHN P. MCAULIFFE II

(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____

JASI A. WALKER



(This area for official notarial seal)

Title of Document WARRANTY DEED

Date of Document 2/17/98

No. of Pages

Other signatures not acknowledged

EXHIBIT "A"

LEGAL DESCRIPTION

The following described real property located in Section 22, Township 33 South, Range 7 1/2 East of the Willamette Meridian.

Beginning at the intersection of the northeast corner of Lot 2 Block 11 Hessig Addition to Fort Klamath and the west bank of the Wood River; thence west 157.9 feet, more or less, to the northwest corner of said lot; thence continuing west 50 feet to the west boundary of the alley as described in Klamath County Oregon Commissioner's Journal Volume VII, page 620; thence north 55 feet to the south boundary of Sixth Street; thence west 150 feet along the south boundary of Sixth Street to a point; thence south 110 feet to the southeast corner of Lot 1, Block 12 of said Hessig Addition; thence west 390 feet to the southwest corner of Lot 2 Block 13 of said Hessig Addition; thence north 110 feet to the northwest corner of said Lot 2; thence west along the south boundary of Sixth Street 420 feet to the easterly right of way of the Fort Klamath Wood River Highway; thence south 748 feet to a point lying 30 feet east of the 1/4 corner of said Section 22; thence east 1290 feet to a point; thence north 308 feet, more or less, to the south and right bank of the Wood River; thence northerly (upstream) along the right bank of Wood River to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of First American Title the 19th day
of February A.D., 19 98 at 9:23 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 5248

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kittling Rose