

RETURN TO: MICHAEL P. RUDD 411 Pine St. Klamath Falls, OR 97601	TAX STATEMENT TO: Rudd Family Trust c/o Francis V. Rudd 450 N. Laguna Klamath Falls, OR 97601	CLERK'S STAMP:
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-WARRANTY DEED-

Francis V. Rudd and Ann F. Rudd, Grantor, conveys and warrants to Rudd Family Trust, Grantee, the following described real property situate in Klamath County, Oregon, free of encumbrances except as specifically set forth herein:

See attached Exhibit "A"

The true and actual consideration for this transfer is an estate plan.

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.

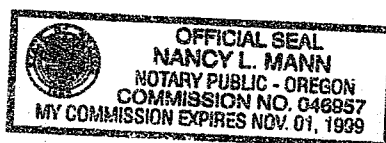
Dated this 2/19/98 day of February, 1998.

Francis V. Rudd
Francis V. Rudd

Ann F. Rudd
Ann F. Rudd

STATE OF OREGON)
County of Klamath) ss. February 19, 1998.

Personally appeared the above-named Francis V. Rudd and Ann F. Rudd and acknowledged the foregoing instrument to be their voluntary act. Before me:



Nancy L. Mann
Notary Public for Oregon
My Commission expires: 11-1-99

EXHIBIT "A"

Parcel 1: A parcel of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, Township 38 South, Range 9 EWM, being more particularly described as follows: Beginning at the existing monument marking the Northwestern corner of that parcel of land described in Book M69 at page 5894, Deed Records of Klamath County, Oregon, said point also being the intersection of the Southerly boundary of Daggett Avenue and the Easterly boundary of Campus Drive; thence S 2°38'30" along the Westerly boundary 84.40 feet to a point; thence N 78°37'20" E 71.45 feet to a point; thence N 11°22'40" W 69.60 feet to a point on the Northerly boundary of said parcel; thence N 87°49" W along the Northerly boundary 52.47 feet to the point of beginning.

Parcel 2: An undivided $\frac{1}{4}$ interest in a parking area described as follows: A parcel of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, township 38 South, Range 9 EWM, being more particularly described as follows: Beginning at an existing $\frac{1}{2}$ inch iron pin marking the Northeast corner of that parcel of land described in Book M69 at page 5894, Deed Records of Klamath County, Oregon thence N 87°49' W 59.2 feet to a point; thence S 2°38'30" W 117 feet to a point; thence 87°49' W 138 feet to a point on the Easterly boundary of Campus Drive; thence S 2°38'30" W along the Easterly boundary of Campus Drive 53 feet to a 5/8 inch aluminum capped iron pin; thence S 87°49'20" E 202.6 feet to a 5/8 inch aluminum capped iron pin; thence N 0°51' E 170 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Michael P. Rudd the 27th day
of February A.D., 19 98 at 2:36 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 6491.

By Kathleen Ross Bernetha G. Letsch, County Clerk

FEE \$35.00