

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, husband and wife, 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.

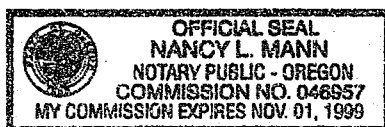
Dated this 19 day of February, 1998.

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

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EXHIBIT "A"

Lot 1, 2, 3, 4 and 5 in Block 4 of the Terraces, an Addition to the City of Klamath Falls, Klamath County, Oregon, according to the official plat thereof;

Together with the Easterly half of Vacated Mesa Street adjacent thereto;

Together with the portion of the Westerly half of Vacated Mesa Street, more particularly described as follows:
Beginning at an iron pin at the intersection of the Centerline of vacated Mesa Street and the South line, as extended, of Lot 5, Block 4 of the Terraces, which said pin is at the point on said Centerline from which the Southwest corner of said Lot 5 bears South 89°23'55" East 21.53 feet distant; Thence, North 89°23'55" West along the south line of said Lot 5, as extended, 19.0 feet to an iron pin; Thence, North 18°43' West along an existing fence 73.8 feet to a point; Thence, South 89°21'50" East 15.8 feet to an iron pin on the Centerline of vacated Mesa Street; Thence, South 21°01'40" East along the Centerline of vacated Mesa Street 74.9 feet, more or less, to the Point of Beginning, containing 1294 square feet, more or less.

SUBJECT TO AND EXCEPTING:

A permanent easement for public utility purposes to the City of Klamath Falls in said vacated portions of Mesa Street; License Agreement between William Ganong, Jr. and Betty Ganong, husband and wife, licensor, and Bank of Klamath County, Licensee, dated February 5, 1971, and recorded February 18, 1971, in Vol. M71 at page 1444 of Klamath County, Oregon Deed Records; Building and use restrictions contained in deeds executed by W.M. Montelius et al., recorded in Vol. 81 at pages 513 and 550, Vol. 90 at page 138, Vol. 91 at page 117, and 92 at page 130, all Deed Records of Klamath County, Oregon; and to easements apparent on the land, if any there may be.

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 2:37 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 6493.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rood