

AFTER RECORDING, RETURN TO:
William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

MAIL TAX STATEMENTS TO:
Stephen J. Keller and Rebecca A. Hoppe
6412 Harlan Drive
Klamath Falls OR 97603

DEED AND ASSIGNMENT OF VENDORS' INTEREST IN CONTRACT

Stephen Joe Keller and Rebecca Ann Hoppe, the duly appointed, qualified, and acting personal representatives of the estate of Joe Leo Keller, aka Joe L. Keller, deceased, pursuant to the Decree of Final Distribution entered in the Estate of Joe Leo Keller, aka Joe L. Keller, Klamath County Circuit Court Case No. 9702858 CV, convey to Stephen J. Keller and Rebecca A. Hoppe, Grantees, as tenants in common, all of the estate's interest in and to the real property situated in Klamath County, Oregon, described on Exhibit "A" attached hereto and incorporated herein by this reference.

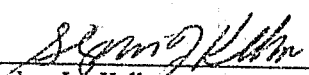
Grantors further assign and convey to Grantees all of Grantors' right, interest, and obligations under the terms of that certain Land Sale Contract dated October 30, 1989 and made by and between Stephen J. Keller, Joe L. Keller, and Rosie Keller, as Vendors, and Art Davina, as Vendee, and more particularly described in the Memorandum of Land-Sale Contract recorded October 30, 1989 in Volume M 89 at page 20784 of the Deed Records of Klamath County, Oregon.

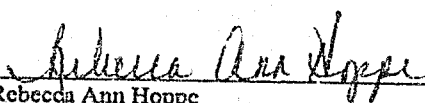
Subject to any easements, liens, encumbrances, all outstanding conveyances, and restrictions of record.

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 and actual consideration for this conveyance is inheritance.

DATED: April 28, 1998.


Stephen Joe Keller
Personal Representative of the
Estate of Joe Leo Keller, aka Joe L. Keller,
Deceased

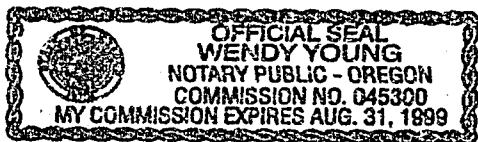

Rebecca Ann Hoppe
Personal Representative of the
Estate of Joe Leo Keller, aka Joe L. Keller,
Deceased

40-10

14124

STATE OF OREGON, County of Klamath) ss.

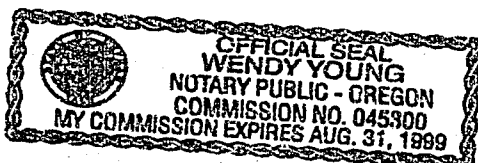
On the 28th day of April, 1998, personally appeared the above named Stephen Joe Keller and acknowledged the above instrument to be his voluntary act and deed as personal representative of the estate of Joe Leo Keller, aka Joe L. Keller.



Wendy Young
Notary Public for Oregon
My commission expires: 8-31-99

STATE OF OREGON, County of Klamath) ss.

On the 28th day of April, 1998, personally appeared the above named Rebecca Ann Hoppe and acknowledged the above instrument to be her voluntary act and deed as personal representative of the estate of Joe Leo Keller, aka Joe L. Keller.



Wendy Young
Notary Public for Oregon
My commission expires: 8-31-99

EXHIBIT "A"
LEGAL DESCRIPTIONS

PARCEL 1:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin on the East right of way line of the Klamath Falls-Merrill Highway from which the Southwest corner of said Section 7 bears South 910.6 feet and North 89 degrees 27' West 30.00 feet distant; thence South along the said East right of way line of said Highway 175.00 feet; thence East at right angles to said Highway right of way line to the centerline of the Enterprise Irrigation District Canal; thence Northeasterly along the centerline of said canal to a point which is East 965.19 feet from the point of beginning; thence West 965.19 feet to the point of beginning, with bearings based on Deed Volume M65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 2:

A tract of land situated in the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point on the East right of way line of the Klamath Falls-Merrill Highway from which the Southwest corner of said Section 7 bears South 745.6 feet and North 89 degrees 26' West 30.00 feet distant; said point also being the the Southwest corner of that tract of land described in Deed Volume M76, page 6844, as recorded in the Klamath County Deed Records; thence South along said East right of way line of said Highway 20.0 feet; thence East at right angles to said Highway right of way line 335.0 feet; thence North parallel to said highway right of way line 20.0 feet; thence West 335.0 feet to the point of beginning, with bearings based on Deed Volume M65, page 3502, as recorded in the Klamath County Deed Records.

Tax Account No: 3910 007CC 00400 (Portion)

PARCEL 3:

All that portion of the SW1/4 SW1/4 of Section 7, Township 39 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon lying Southerly and Easterly of those certain parcels of land described in instrument recorded December 30, 1976 in Volume M76, page 20951, Microfilm Records of Klamath County, Oregon and Northerly of that certain parcel of land described in instrument recorded August 29, 1988 in Volume M88, page 13921, Microfilm Records of Klamath County, Oregon.

Tax Account No: 3910 007CC 00500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong the 28th day
of April A.D., 19 98 at 3:10 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 14123

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross