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From:
 BYRON J. WERNER &
 DONNA J. WERNER

RECORDING REQUESTED BY:

Donna Werner
 P.O. Box 2106
 Jasper, Or. 97438

When Recorded, Mail to:

Same as Above

MAIL TAX STATEMENT TO:

Same as Before

SPACE ABOVE FOR RECORDER'S USE

===== TRUST TRANSFER DEED =====

Notice: This conveyance is to a trust not pursuant to a sale and is exempt from tax and the undersigned are the declarants and trustees on the effective date of this instrument. The consideration for this transfer is -\$0-.

===== WARRANTY DEED =====

BYRON J. WERNER & DONNA J. WERNER hereby grant to THE WERNER FAMILY TRUST, whose Trustees are, at the time of recording, BYRON J. WERNER & DONNA J. WERNER, whose successors and appointees are also named in that instrument known as the CERTIFIED EXTRACT OF TRUST AGREEMENT of said trust agreement, identified as EXHIBIT "B", attached hereto and made a part hereof, all that real property situated in the County of Klamath, State of Oregon, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

DATED: April 27, 1998

X Byron J. Werner
 BYRON J. WERNER

X Donna J. Werner
 DONNA J. WERNER

State of OREGON)
) SS
 County of LANE)

On this 27th day of April, 1998, before me, the undersigned Notary Public, appeared BYRON J. WERNER and DONNA J. WERNER, personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to this instrument and acknowledged that they executed it.

Witness my hand and official Seal.

Paulette C. Koontz
 Notary Public
 My Commission Expires: 7/9/98



TRUST TRANSFER DEED OF THE WERNER FAMILY TRUST

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EXHIBIT "A"

Lot 7, Block 4, CRES-DEL ACRES SECOND ADDITION, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following portion of said Lot 7, Block 4, CRES-DEL ACRES SECOND ADDITION:

Beginning at the Northwest corner of said Lot 7, thence South along the West boundary line of said Lot 7, 172.78 feet, more or less, to the Southwest corner of said Lot 7; thence East along the South boundary line of said Lot 7, 60 feet; thence North 172.78 feet, more or less, to a point on the North boundary line of said Lot 7, which is 60 feet East of the Northwest corner of said Lot 7; thence West along the North boundary line of said Lot 7, 50 feet to the point of beginning.

CODE MAP 2407-780 TL 10500

END EXHIBIT "A"

EXHIBIT "B"

**CERTIFIED EXTRACT OF TRUST AGREEMENT
THE WERNER FAMILY TRUST**

1. That **BYRON J. WERNER** and **DONNA J. WERNER** as settlors and trustees, executed a Declaration of Trust dated April 27, 1998. Said Declaration of Trust is entitled **THE WERNER FAMILY TRUST**.
 2. That the current beneficiary(ies) under the terms of said Declaration of Trust is the settlor(s).
 3. That the power and authority of the Trustee(s) with respect to the Trust property includes, by way of illustration, the following:
 - A. To sell, exchange, convey, refinance, lease, repair, abandon, pledge for security, and exercise all the rights powers and privileges which an absolute owner of the same property would have regarding any property which the Trustee(s) chooses to receive.
 - B. To open bank accounts, to borrow money with or without security, to receive all dividends, interest and other income and to compromise and settle claims. Any banking institution that establishes accounts in the name of the Trust is advised that there is nothing in the Declaration of Trust that requires any banking institution to exercise any discretion other than required in normal banking procedures. Any and all bank accounts, including checking and savings accounts, established in the name of the Trust by the Trustee(s) shall be subject to withdrawal, and all checks drafts and other obligations of the trust shall be honored by said depositories upon the signature(s) of the Trustee(s).
 - C. To invest and reinvest the trust estate in every kind of property, real, personal, or mixed, and every kind of investment, specifically including, but not by way of limitation, corporate obligations of every kind, stocks, preferred or common, shares in investment trusts, investment companies, mutual funds and mortgage participation.
 - D. To maintain and operate brokerage accounts with brokers.
 - E. To carry insurance, including life insurance on any person, at the expense of the trust of such kinds and in such amounts as the Trustee(s) deem advisable to protect the trust estate against any damage or loss and to protect the trustee(s) against liability with respect to third parties. The insuring companies have no responsibilities other than to pay the claims and proceeds of the policies and are not required to examine the Declaration of Trust at any time.
 4. Settlor(s) are/is empowered to designate trustee(s) and Successor Trustee(s) and has appointed **DELORES W. AKERS** and **JEROME WERNER**, to serve as Successor Trustee(s).
- The settlor(s) reserves the right to appoint trustee(s) and successor trustee(s) and to remove any trustee(s) from office at any time while alive. Unless otherwise stated in writing by the settlor(s), the trustee(s) of the Declaration of Trust shall be considered to be those mentioned above.
5. The enumeration of certain powers of the Trustee(s) shall not be interpreted as a limitation of any right of the Trustee(s) not so enumerated, the Trustee(s) being vested with and having all rights, duties, powers and privileges which an absolute owner of the same property would have.

END OF EXHIBIT "B"

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Donna Werner the 4th day
 of May A.D., 19 98 at 11:04 o'clock A. M., and duly recorded in Vol. 14859
 of Deeds on Page 14859

FEE \$40.00

By Bernetha G. Letsch County Clerk
Katleen Rosen