

QUITCLAIM DEED
(Statutory Form)

KNOW ALL MEN BY THESE PRESENTS, that, CAROL GARDNER, hereinafter called grantor, for the consideration hereinafter stated, does hereby remise, release and quitclaim unto JAMES GARDNER, hereinafter called grantee, the following-described real property, situated in County of Klamath, State of Oregon, described as follows:

See Attached Exhibit "A"

The true and actual consideration for this conveyance includes other property or value that represents the whole consideration pursuant to the equalization of property division in the Stipulated Judgment of Dissolution, filed in Deschutes County, case no. 97-DO-0282-MS.

To Have and to Hold the same unto the said grantee and grantee heirs, successors and assigns forever.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall equally apply to corporations and to individuals.

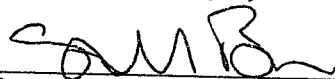
In Witness Whereof, the grantor has executed this instrument this 22nd day of July, 1998,

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


Carol Gardner, GRANTOR

STATE OF OREGON, County of Deschutes) ss.

This instrument was acknowledged before me this 22nd day of July, by Carol Gardner to be her voluntary act and deed.


Notary Public for Oregon
My Commission Expires: 4/17/02

After recording return to:
James Gardner
P.O. Box 245
Bend, Oregon 97709

Mail All Tax Statements to:
James Gardner
P.O. Box 245
Bend, Oregon 97709



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EXHIBIT A

Parcel 1: Government Lots 4 and 21 of Section 15, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon - 62.56 acres

Parcel 2: Lots 3 and 4 of Block 2, and the North 1/2 of vacated B Street adjacent in HOYT'S ADDITION TO FORT KLAMATH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of James Gardner the 28th day
of July A.D., 19 98 at 10:52 o'clock A.M., and duly recorded in Vol. M98,
of Deeds on Page 27524.

Bernetha G. Letsch, County Clerk

FEE

\$35.00

By Kathleen Rossi