

AFTER RECORDING, RETURN TO:

William M. Ganong
Attorney at Law
514 Walnut Avenue
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Dorothea G. Yellott
839 Canyon View Drive
Laguna Beach CA 92651

DEED

Richard Geary, Susan Geary Boehner, and Dorothea Geary Yellott, Trustees of the Martha Dorman Smith Intervivos Trust Dated March 15, 1977, Grantors, convey to Susan Geary Boehner and Dorothea Geary Yellott, as tenants in common, Grantees, the real property located in Klamath County, Oregon and more particularly described on Exhibit A attached hereto and incorporated herein by this reference, subject to the right of Richard Geary to use the property during the remainder of his lifetime.

This Deed is made in distribution of the assets of said Trust and no consideration stated in dollars has been paid herefore.

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.

MARTHA DORMAN SMITH
INTERVIVOS TRUST

By: Richard Geary
Richard Geary, Trustee

By: Susan Geary Boehner, Trustee
Susan Geary Boehner, Trustee

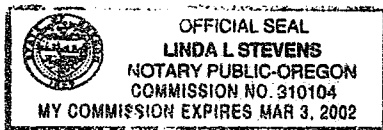
By: Dorothea Geary Yellott, Trustee
Dorothea Geary Yellott, Trustee

STATE OF OREGON, County of MULTNOMAH) ss.

On this 29th day of July, 1998, personally appeared the above named Richard Geary, in his capacity as Trustee of the Martha Dorman Smith Intervivos Trust Dated March 15, 1977, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Linda L. Stevens
Notary Public for
My Commission Expires: 3-3-02

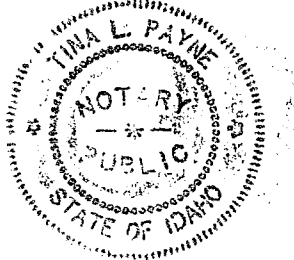


STATE OF Idaho, County of Ada) ss.

On this 28th day of July, 1998, personally appeared the above named Susan Geary Boehner, in her capacity as Trustee of the Martha Dorman Smith Intervivos Trust Dated March 15, 1977, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Tina L. Payne
Notary Public for Idaho
My Commission Expires: 10/16/98

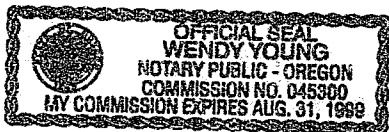


STATE OF Oregon, County of Klamath) ss.

On this 24th day of July, 1998, personally appeared the above named Dorothea Geary Yellott, in her capacity as Trustee of the Martha Dorman Smith Intervivos Trust Dated March 15, 1977, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-99



Real Property

Description of real property situate in Klamath County, Oregon:

PARCEL I:

Beginning at a point 1100 feet East from the one-quarter corner between Sections 7 and 8, Township 38 South, Range 8 E, Willamette Meridian; thence East 660 feet; thence South 330 feet; thence West 660 feet; thence North 330 feet to the point of beginning, and being 5 acres more or less;

Together with the perpetual easement and right of way over roadway now constructed and used leading from the granted premises in a Southeasterly direction to State Highway No. 140, and together with the further perpetual easement and right of way for use, repair, operation and maintenance of a pump and well situate approximately 900 feet southwesterly from the dwelling house on the above granted premises, the same being located on Lot 3 and in Sec. 8 in said Township and Range, together with the right of way for the pipe line extending from said well to the above granted premises.

PARCEL II:

Beginning at a point 1100 feet East from the one-quarter corner between Sections 7 and 8, Township 38 South, Range 8 E, Willamette Meridian; thence East 660 feet; thence North 165 feet; thence West 660 feet; thence South 165 feet to point of beginning, and being 2½ acres, more or less.

Together with the perpetual easement and right of way to be selected by the grantee leading from the above granted premises in a Westerly direction to connect with State Highway No. 140.

All subject to easements and rights of way of record and those apparent on the land, reservations, restrictions and releases of record and real property taxes and assessments.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of William M. Ganong
of August A.D., 19 98 at 9:18 o'clock A M., and duly recorded in Vol. M98
of Deeds on Page 28468 the 4th day

FEE \$40.00

By Bernetha G. Letsch, County Clerk