

AFTER RECORDING RETURN TO
AND SEND TAX STATEMENTS TO:

Perfect Properties, Inc.
11575 S W Pacific Highway #183
Tigard OR 97223

ATC 982291

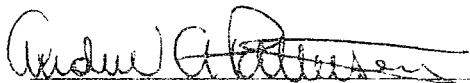
DEED

ANDREW A. PATTERSON, as to an undivided one-fourth interest; MARLENE T. ADDINGTON and WILLIAM ADDINGTON, as to an undivided one-fourth interest; and WILLIAM M. GANONG and MARIE I. GANONG, as Trustees of the William M. Ganong Profit Sharing Plan Trust, as to an undivided one-half interest, Grantors, convey to PERFECT PROPERTIES, INC., a Nevada corporation, Grantee, Lot 28, Block 112; Lot 27, Block 120; Lot 10, Block 122; Lot 10, Block 119; Lot 6, Block 134; Lot 51, Block 81; and Lot 7, Block 122 in Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4, Klamath County, Oregon; Klamath County Tax Lots Nos: 3711-0036C-2400; 3811-0011A-3600; 3811-0011D-1700; 3811-0011C-2100; 3811-0012B-1500; 3711-0023D-5500; and 3811-0011D-1400, subject to declarations, reservations, restrictions, easements, and rights of way of record and those apparent on the land, real property taxes, assessments, interest, and foreclosure expenses owed to Klamath County, Oregon, and the statutory rights of redemption of William Bariow and Meadow Lake Development Corp. and Lake and Stream Development Corp. and their assigns, arising from the Sheriff's Sale held on April 22, 1998 in the Circuit Court of the State of Oregon for Klamath County, Case No. 9701278 CV, which said redemption rights expire on October 19, 1998.

The true consideration for this sale is \$9,100.

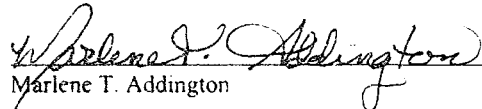
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 1st day of September, 1998.

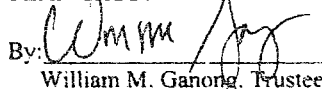


Andrew A. Patterson


William Addington


Marlene T. Addington

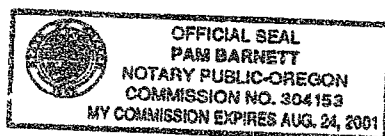
WILLIAM M. GANONG PROFIT SHARING
PLAN TRUST

By: 
William M. Ganong, Trustee

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Andrew A. Patterson known to me to be the identical person described in the foregoing instrument, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 1st day of September, 1998.

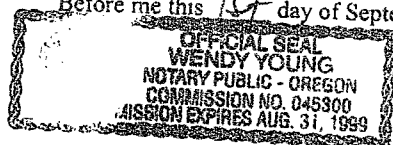


Pam Barnett
Notary Public for Oregon
My Commission Expires: Aug. 24, 2001

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named William M. Ganong known to me to be the identical person described in and who executed the foregoing instrument as Trustee of the William M. Ganong Profit Sharing Plan Trust.

Before me this 1st day of September, 1998.

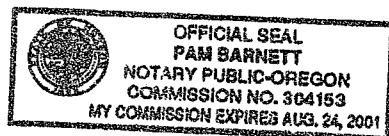


Wendy Young
Notary Public for Oregon
My Commission Expires: 8-31-99

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named William Addington known to me to be the identical person described in the foregoing instrument, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me this 1st day of September, 1998.

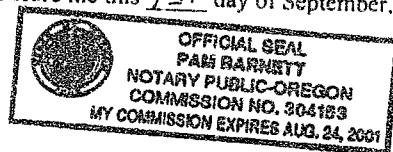


Pam Barnett
Notary Public for Oregon
My Commission Expires: Aug. 24, 2001

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above-named Marlene T. Addington known to me to be the identical person described in the foregoing instrument, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me this 1st day of September, 1998.



Pam Barnett
Notary Public for Oregon
My Commission Expires: Aug. 24, 2001

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 1st day of September A.D., 19 98 at 3:39 o'clock P. M., and duly recorded in Vol. M98 of Deeds on Page 32292.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose