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STATUTORY WARRANTY DEED

JOB'S WESTERN, INC., AN OREGON CORPORATION

conveys and warrants to RICHARD M. RICHARDSON, SR. AND MARCIA K. RICHARDSON, HUSBAND AND Grantor,
WIFE, RICHARD M. RICHARDSON, JR. AND ELVIA LYNN RICHARDSON, HUSBAND AND WIFE** Grantee,
the following described real property free of liens and encumbrances, except as specifically set forth herein:
W1/2 NW1/4 NW1/4 NW1/4 AND THAT PORTION OF THE E1/2 NW1/4 NW1/4 NW1/4 OF SECTION
16, TOWNSHIP 28 SOUTH, RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY,
OREGON, LYING WEST OF OLD OREGON TRUNK RAILWAY RIGHT OF WAY.

** MARVIN ANDREW MCGEE AND LISA ANN MCGEE, HUSBAND AND WIFE, NOT AS TENANTS IN
COMMON, BUT WITH RIGHTS OF SURVIVORSHIP.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of
record, rights of way, and easements of record and those apparent upon the land,
contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 6,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 15 day of September 19 98

JOB'S WESTERN INC., AN OREGON CORP.

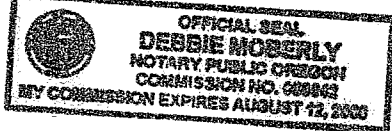
Gregory D. Bewley, Secretary

STATE OF OREGON
County of Jackson } ss.

BE IT REMEMBERED, That on this 23rd day of September 19 98, before me, the
undersigned, a Notary Public in and for said County and State, personally appeared the within named
JOB'S WESTERN INC., AN OREGON CORPORATION - Gregory D. Bewley

known to me to be the identical individual described in and who executed the within instrument and acknowledged to
me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above
written.



Debbie Moberly Notary Public for Oregon.
My Commission expires Aug 12, 2000

Title Order No. K52930D
Escrow No. K52930D

After recording return to:

RICHARD M. RICHARDSON, SR.
6817 NORTH "A" ST.
SPRINGFIELD, OR 97478

Name, Address, Zip

Until a change is requested all tax statement shall be sent
to the following address.

RICHARD M. RICHARDSON, SR.
6817 NORTH "A" ST.
SPRINGFIELD, OR 97478

Name, Address, Zip

THIS PAGE \$60

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

First American Title

on this 1st day of October A.D., 1998
at 11:21 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 36215

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fee, \$30.00 Deputy: