

AFTER RECORDING RETURN TO:

Michael W. Horton
STUNZ, FONDA, NICHOLS, ETAL
P. O. Box 1565
Nyssa, OR 97913

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS SHALL BE SENT TO THE
FOLLOWING ADDRESS:

The Goecken Family Partnership
8036 E. Hidden Lakes Dr.
Granite Bay, CA 95746

WARRANTY DEED

KAREN ELLEN BIANE and LYNN ANN GUSTAFSON, called Grantor herein, hereby conveys and warrants to THE GOECKEN FAMILY PARTNERSHIP, a general partnership, called Grantee, all of Grantor's one-half interest in the following described real property free of encumbrances except as specifically set forth herein:

SEE ATTACHED SCHEDULE "A"

Grantor covenants that Grantor is seized of an indefeasible estate in one-half of the real property described above in fee simple, that Grantor has good right to convey the property, that the property is free from encumbrances except as specifically set forth herein, and that Grantor warrants and will defend the title to the property against all persons who may lawfully claim the same by, through, or under Grantor, provided that the foregoing covenants are limited to the extent of coverage available to Grantor under any applicable standard or extended policies of title insurance, it being the intention of the Grantor to preserve any existing title insurance coverage.

The true consideration for this conveyance is: ESTATE PLANNING.

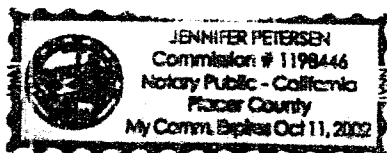
Dated this 23 day of October, 1998.

Lynn Ann Gustafson
Karen Ellen Biane
Grantor

STATE OF CALIFORNIA)
County of Pacer) ss.

On this 23 day of October, 1998, before me Jennifer Petersen, a Notary Public in and for the State of California, personally appeared Karen Ellen Biane, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal the day and year in this certificate first above written.



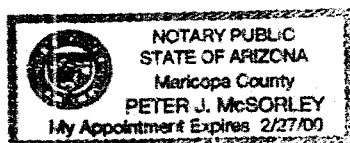
Jennifer Petersen
Notary Public for California
My Commission Expires: Oct. 11, 2002

STATE OF ARIZONA

County of Maricopa } ss.

On this 28 day of Oct, 1998, before me Peter McSorley, a Notary Public in and for the State of Arizona, personally appeared Lynn Ann Gustafson, personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal the day and year in this certificate first above written.



Peter McSorley
Notary Public for Arizona
My Commission Expires: 2/27/2000

SCHEDULE "A" TO WARRANTY DEED

Land in Klamath County, State of Oregon, to-wit:

All of Government Lots 3, 4, and 7 and that portion of government Lots 8 and 9 lying Northeast of the North right of way line of the Dalles-California Highway as now located and constructed in Section 18 Township 41 South, Range 12 East, Willamette Meridian.

Also, Lot 11 and that portion of Lot 5 lying South of a line parallel to and distant 92 feet Northerly from the North line of said Lot 11, all in Section 18, Township 41 South of Range 12 East, Willamette Meridian.

Also Farm Unit "B" also described as Lots 6 and 10 of Section 18 township 41 South of Range 12 East, Willamette Meridian.

SUBJECT TO all easements, rights of way, reservations, roadways, both of record and those appearing upon the above-described premises.

TOGETHER WITH all water rights, ditch rights, and easements appurtenant thereto.

(Assessor's Acct. No.: Map R-4112-01800; TLs 300, 400 & 500; Code 16; Ref. Nos. R110953, R110971 & R110999)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Stunz et al the 19th day
of November A.D. 1998 at 2:51 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 42455

FEE \$40.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross