

After recording return to:

LARRY A. HAUGSTEDPO BOX 541BLODGETT, OR 97326

98 DEC 16 AM 11:37 TITLE ORDER NO: K-53368

KEY ESCROW NO: 41-2093

Until a change is requested tax statements
shall be sent to the following address:

SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

ZERNA JO CARPENTER, an individual Grantor,

conveys and warrants to:

LARRY A. HAUGSTED and VIKI E. HAUGSTED, husband and wife, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: 128588

Map No: 2309-1C-500

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 \$10,500.00. However, if
the actual consideration consists of or includes other property or other
value given or promised, such other property or value was part of the/the
whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
Directors.

Dated this 12/14/98 day of Dec., 1998.

GRANTOR(S):

Zerna Jo Carpenter
ZERNA JO CARPENTER

Placer
STATE OF OREGON, County of Placer) ss.

This instrument was acknowledged before me on 12-14-98, 1998,
by ZERNA JO CARPENTER

m/kostas
Notary Public for Oregon

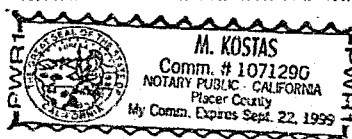
CaliforniaMy commission expires: 09/22/99

EXHIBIT A:

Lot 4 in Block 9 of Wagon Trail Acreages Number One, Second Addition, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument in the declaration for Wagon Trail Acreages No. 1 Second Addition, as follows: "...declares that fee title to all private ways, streets, roads, private recreational areas, semi-public recreational or service areas leased scenic areas, and common areas shall remain in Brooks Resources Corporation to be conveyed to the Wagon Trail Ranch Homeowners Association under such terms and conditions as the master design may provide."

2. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
 Recorded : August 30, 1972 in Volume M72 page 9766, Deed records of Klamath County, Oregon
 Recorded : July 30, 1975 in Volume M75 page 8741, Deed records of Klamath County, Oregon.
 As amended by instrument
 Recorded : January 5, 1977 in Volume M77 page 207 and Volume M77 page 210, all Deed records of Klamath County, Oregon.

JNTY OF KLAMATH: ss.

First American Title the 16th day
 A.D., 19 98 at 11:37 o'clock A. M., and duly recorded in Vol. M98,
Deeds on Page 45998.

Bernetha G. Letsch, County Clerk
 By Kathleen Rose