

WHEN RECORDED MAIL TO:

Geraldine Jones
Post Office Box 33
Bethel Island, California 94511

QUITCLAIM DEED

The undersigned declare that the documentary transfer tax is -0-.
Exempt: not a sale, transfer to trustees.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Geraldine Jones, hereby grants to

Geraldine Jones, as Trustee of The Jones Family Survivor's Trust,

the beneficiaries of which are the Grantor(s), the following described real property in the County of Klamath, State of Oregon:

See EXHIBIT "A" attached hereto.

THE TRUSTEE(S) AND ANY SUCCESSOR TRUSTEE(S) SHALL HAVE FULL RIGHT TO SELL OR ENCUMBER THE PROPERTY DESCRIBED HEREIN.

Dated: 6-22-98

Geraldine Jones

ACKNOWLEDGMENT

STATE OF CALIFORNIA)
) ss
COUNTY OF CONTRA COSTA)

On this the 22nd day of June 1998, before me Frank R. Acuña, the undersigned officer, personally appeared Geraldine Jones, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

Signature: [Signature]

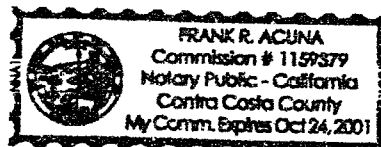


EXHIBIT A

46215

That certain real property, with tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5, Block 2, SUNBURST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
2. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Sprague River.
3. Reservations, including the terms and provisions thereof, as contained in Deed recorded January 22, 1958, in Volume 297, page 113, Deed Records of Klamath County, Oregon, to wit:
"Subject to such rights for road purposes as the County of Klamath, Oregon may have under the Act of February 5, 1948 (62 Stat.17).
4. Reservations and restrictions as contained in plat dedication, to wit:
"Said plat being subject to: (1) All applicable zoning ordinances and recorded restrictive covenants. (2) Klamath County Building Code, (3) All sanitary facilities subject to approval of the Oregon Department of Environmental Quality. (4) A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities. (5) Vehicular access will be combined driveways located on the corner lot lines as follows: Lots 1 and 2, Block 1; Lots 3 and 4, Block 1; Lots 5 and 6, Block 1; place the driveway in the centerline of Lot 7, Block 1; Lots 1 and 2, Block 2; Lots 3 and 4, Block 2; Lots 5 and 6, Block 2."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Geraldine Jones the 17th day
of December A.D., 19 98 at 2:30 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 46214.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Hardman Ross