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WARRANTY DEED Vol. 1199 Page 7
MTC 46640-KR

MBK, A PARTNERSHIP CONSISTING OF MELVIN L. STEWART, MARY LOU STEWART AND KENNETH L. TUTTLE, TRUSTEE OF THE KENNETH L. TUTTLE, M.D., P.C., EMPLOYEE PENSION AND PROFIT SHARING PLAN AND TRUST AGREEMENT, Grantor(s) hereby grant, bargain, sell, warrant and convey to: RUSSELL C. CARTER, AS TO AN UNDIVIDED 33.75% INTEREST AND MARK W. WILLRETT, AS TO AN UNDIVIDED 66.25% INTEREST, AS TENANTS IN COMMON, Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

Parcel 2 of Land Partition 39-97 being a portion of Parcel 2 of "Minor Land Partition 9-90" situated in the East 1/2 of Section 15 and the West 1/2 of Section 14, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Dated this 30th day of December, 1998

MBK, a partnership

BY: Melvin L. Stewart PARTNER
MELVIN L. STEWART

BY: Mary Lou Stewart PARTNER
MARY LOU STEWART

THE KENNETH L. TUTTLE, M.D., P.C. TRUST

BY: Kenneth L. Tuttle TRUSTEE - PARTNER
KENNETH L. TUTTLE, M.D.,

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on December 30, 1998

by MELVIN L. STEWART & MARY LOU STEWART

as PARTNERS

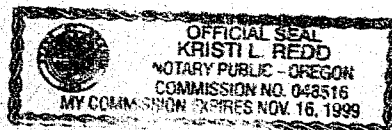
of MBK, a partnership

Kristi L. Redd
Notary Public of Oregon

My commission expires 11/16/99

ESCRON NO. MT46640-KR

Return to:
RUSSELL C. CARTER

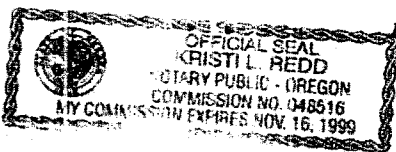


STATE OF OREGON,

County of Klamath } ss.

FORM No. 23—ACKNOWLEDGMENT,
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BE IT REMEMBERED, That on this 30th day of December, 19 98,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named by Kenneth L. Tuttle, M.D. as Trustee of the Kenneth L. Tuttle M. D., P.C.
Employee Pension and Profit Sharing Plan and Trust Agreement as a partner of
MBK, a Partnership
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.

Kristi L. Redd

My commission expires 11/16/99 Notary Public for Oregon

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
of January A.D., 19 98 at 11:34 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 7

FEE \$35.00

Linda Smith, County Clerk
By Kathleen Ross