

After recording, return to:

M.R. & MRS. MATTHEWS
P.O. BOX 339
MC ARTHUR, CA 96056

Mail Tax Statements to:

Page 5 of 5

53301 (sp)

QUITCLAIM DEED

HANK ALBERTSON and BARBARA ALBERTSON, husband and wife, as to an undivided one-half interest, and CATHY KING, as to an undivided one-half interest, Grantors, do hereby quitclaim and release unto DUWAINE T. MATTHEWS and PEARL MATTHEWS, as Trustee of the Matthews Family Trust, date June 18, 1990, Grantees, all of Grantors' right, title, and interest in the real property and incorporated herein and all of Grantors' rights, title, and interest under that certain Option Agreement and Agreement of Purchase and Sale dated June 6, 1997 and made by and between Grantor as Owner and Grantee as Optionee and described in the Memorandum of Release and Sale recorded in Volume M 97 at page _____ of the Deed Records of the Clerk of Klamath County, Oregon.

This Deed is made to quiet title to the property described on Exhibit A and no consideration stated in dollars has been paid herefore.

THIS INSTRUMENT WILL NOT ALLOW VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAW(S) OR ORDINANCES AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

RECORDED BY Barbara A. Albertson (Signature)

By Barbara A. Albertson (Signature)

Hank Albertson

Barbara A. Albertson

Cathy King

STATE OF OREGON County

This instrument was acknowledged before me on the 21 day of June, 1997, by
 Duwayne L. Matthews and Elsie
 June 18, 1990

Klamath

1363

Notary Public for Oregon
 My Commission Expires:

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 5th day of June, 1997, by Hank
 Albertson



OFFICIAL SEAL
 LAURA J. BUTLER
 NOTARY PUBLIC, OREGON
 COMMISSION NO. A634469
 COMMISSION EXPIRES MAY 31, 1998

Notary Public for Oregon
 My Commission Expires: 5/31/98

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 5th day of June, 1997, by Barbara
 Albertson, by and through Hank Albertson, her attorney in fact,

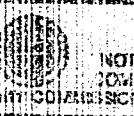


OFFICIAL SEAL
 LAURA J. BUTLER
 NOTARY PUBLIC, OREGON
 COMMISSION NO. A634469
 COMMISSION EXPIRES MAY 31, 1998

Notary Public for Oregon
 My Commission Expires: 5/31/98

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on the 6th day of June, 1997, by Cathy
 King



OFFICIAL SEAL
 LAURA J. BUTLER
 NOTARY PUBLIC, OREGON
 COMMISSION NO. A634469
 COMMISSION EXPIRES MAY 31, 1998

Notary Public for Oregon
 My Commission Expires: 5/31/98

EXHIBIT "A"

The S 1/2 of the NE 1/4, the SE 1/4 of the NW 1/4, the SE 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, and the NE 1/4 of the NE 1/4 of Section 13, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING that portion thereof deeded to Oregon Eastern Railway Company by deeds recorded April 3, 1908 in Book 24, Page 50 and recorded August 5, 1908 in Book 27 at Page 279, All in Deed Records of Klamath County, Oregon.

ALSO EXCEPT that portion beginning at a point where the South line of Lot 1 of Section 1, Township 38 South, Range 8 East of the Willamette Meridian intersects the Westerly right of way line of the S.P.R.R. (as marked by the R. R. fence), which point is 104 feet West of the Section line; and running thence West along the South line of said Lot 1 a distance of 548.7 feet to an iron pin; thence South 33 degrees 29' East a distance of 1017 feet to an iron pin on the Westerly right of way line of the S.P.R.R.; hence Northwesterly and Easterly following the Westerly right of way of the S.P.R.R. to the point of beginning. Said tract being in the SE 1/4 of the NE 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND ALSO EXCEPT that portion beginning at an iron pin which lies on the South line of Government Lot 3, 76.23 feet West of the Southeast corner of Government Lot 3, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, and running thence West along the South line of said Lot 3, a distance of 169.27 feet to an iron pin; thence South 34 degrees 12' East a distance of 1040.17 feet to an iron pin; thence North 55 degrees 48' East a distance of 140 feet to an iron pin; thence North 34 degrees 12' West a distance of 945.03 feet, more or less, to the point of beginning, said tract being in the SE 1/4 NW 1/4 and SW 1/4 NE 1/4 of Section 12, Township 38 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

AND EXCEPTING THEREFROM that portion of the above-described property transferred by D. J. Matthews and Elsie P. Matthews, husband and wife, grantors, to James W. Keras and Dorothy C. Harris, husband and wife, grantees, pursuant to that certain Warranty Deed dated March 4, 1977 and recorded in Volume M-77 at Page 8619 of the Records Office for the County of Klamath, Oregon.

EXHIBIT "A" CONTINUED

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by Luaine Thomas Matthews and Elsie Pearl Matthews, grantors, to the Matthew's Family Limited, a limited partnership, grantee, pursuant to that certain Warranty Deed dated December 31, 1979 and recorded in Volume M-79 at Page 29905 of the Recorder's office for the County of Klamath, Oregon.

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by D. T. Matthews and Elsie P. Matthews, grantors, to William K. Tamplin and Cheryl D. Tamplin, grantees, pursuant to that certain Warranty Deed-Tenants by Entirety, dated August 11, 1989 and recorded in Volume M-89 at Page 20672 of the Recorder's office for the County of Klamath, Oregon.

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by Matthews Family Limited Partnership, grantors to Larry Franson and Brenda L. Franson, husband and wife, grantees, pursuant to that certain Warranty Deed dated September 19, 1982, and recorded in Book M-82 at Page 13019, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion of the above-described property transferred by D. T. Matthews and Elsie P. Matthews, as tenants by the entirety and as Trustees of the Matthews Family Trust dated June 18, 1990, grantors, to Teen Challenge of Oregon, a nonprofit corporation, grantees, pursuant to that certain Warranty Deed dated May 8, 1989 and recorded in Book H-93 at Page 16882, Deed Records of Klamath County, Oregon.

CODR 183 MAP 3808-300 TL 1 0
CODR 183 MAP 3808-1200 TL 200

STATE OF OREGON: COUNTY OF KLAMATH

Recorded in question of	First American Title of	the day
January A.D. 1989 of	1:14 Date	19th 1989
P-23	\$45.00	by <i>Linda Smith, County Clerk</i>