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Aspen
 TITLE & ESCROW, INC.

ASPEN TITLE ESCROW NO. 02049123

 AFTER RECORDING RETURN TO:
 DALLES G. NICHOLSON, SR.
 RAMONA K. CHILDERS

714 Lutton
Klamath Falls, OR 97601

 UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

 GEORGE M. EPPLER, JOHN P. EPPLER and LINDA S. DERFLINGER,
 hereinafter called GRANTOR(S), convey(s) to DALIAS G.
 NICHOLSON, SR. and RAMONA K. CHILDERS, with full rights of
 survivorship, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

 THE E 1/2 OF LOTS 5 AND 6, BLOCK 66, LAKEVIEW ADDITION TO THE
 CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF
 OREGON.

CODE 1 MAP 3809-29BA TAX LOT 7500

 "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 30.390"

 and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land,
 and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

 The true and actual consideration for this transfer is
 \$64,000.00.

 In construing this deed and where the context so requires, the
 singular includes the plural.

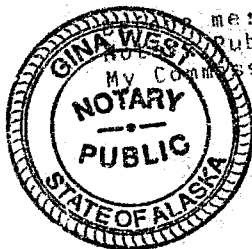
 IN WITNESS WHEREOF, the grantor has executed this instrument
 this 20th day of February, 1999.

George M. Eppler 2/20/99
 GEORGE M. EPPLER

Linda S. Derflinger 2/20/99
 LINDA S. DERFLINGER

John P. Eppler
 JOHN P. EPPLER

 STATE OF Alaska, County of Mat. Su. ss.

 On 2-20-99, personally appeared the above named
George M. Eppler & Linda S. Derflinger and acknowledged the foregoing
 instrument to be their voluntary act and deed.

 Me: Gina West
 Public for Alaska
 My Commission Expires: 11/22/00

INDIVIDUAL ACKNOWLEDGEMENT

State of Washington

County of KlickI certify that I know or have satisfactory evidence that JOHN P. COOPERis the person who appeared before me, and said person acknowledged that HE
signed this instrument and acknowledged it to be HIS free and voluntary act
for the uses and purposes mentioned in the instrument.Dated this 24 day of February, 1999.E. L. Anderson
Notary SignatureE. L. ANDERSON
Notary name printedPenton
Residing in1-9-02
My appointment expiresThis acknowledgement is attached to a Warranty Deed

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 25th day
of February A.D., 1999 at 3:28 o'clock P. M., and duly recorded in Vol. M99
of Deeds on Page 6663

Linda Smith, County Clerk

FEE

\$35.00

by Kathleen Ross