

RUSSELL D. PEDERSON, Grantor, releases and quitclaims to JAMES OKEEFFE and MARY OKEEFFE, Husband and Wife, Grantee, all right, title and interest in and to the following real property located in the County of Klamath, State of Oregon, legally described as follows, to-wit:

Beginning at a point 1345 feet West and 810 feet North from the corner of Sections 10, 11, 14 and 15, Township 39 South, Range 11 East of the Willamette Meridian, in Klamath County, Oregon, this being the Northeast corner of a certain tract of land described in deed from A. J. Hickman and others to F. W. Bold, recorded in Volume 97, page 169 of Klamath County Deed Records; thence from said point of beginning in a Southerly direction parallel to the East boundary of said Tract 300 feet; thence Westerly at right angles to said East boundary line 145 feet; thence Northerly parallel to said East boundary line 300 feet; thence Easterly along the North boundary of said Tract 145 feet to the place of beginning; containing approximately one acre and being a portion of the Southeast quarter of Section 10, Township 39 South, Range 11 East of the Willamette Meridian.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

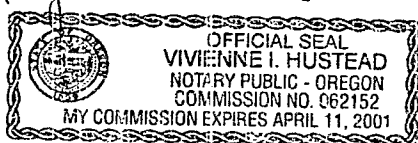
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ 2,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration, being a reduction in consideration because the property is taken "AS IS, With All Faults" including its apparent lack of recorded legal access.

DATED this 13 day of May, 1999.

Russell D. Pederson
RUSSELL D. PEDERSON, Grantor

STATE OF OREGON/County of Klamath) ss.

THIS INSTRUMENT was acknowledged before me this 13th day of May, 1999, by RUSSELL D. PEDERSON.



Vivienne I. Husted
NOTARY PUBLIC FOR OREGON
My Commission Expires:

GRANTORS NAME AND ADDRESS:

Russell D. Pederson
P.O. Box 301
Beatty, OR 97623

GRANTEES NAME AND ADDRESS:

James OKeefe and Mary OKeefe
3178 E. Langell Valley Road
Bonanza, OR 97623

AFTER RECORDING, RETURN TO:

James and Mary OKeefe
3178 E. Langell Valley Road
Bonanza, OR 97623

Until a Change is Requested,
Sent Tax Statements to:

James OKeefe and Mary OKeefe
3178 E. Langell Valley Road
Bonanza, OR 97623

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the _____ day of _____, 1999, at _____ o'clock _____ M., and recorded in Book _____ on Page _____ or as File Reel Number _____, Record of Deeds of said County.

WITNESS my hand and seal of County affixed.

Recording Officer
By: _____

Deputy

State of Oregon, County of Klamath
Recorded 5/18/99, at 3:36 p.m.
at the referenced page, Vol. M99
Linda Smith, County Clerk 19765
Fee \$ 30-

Linda Smith