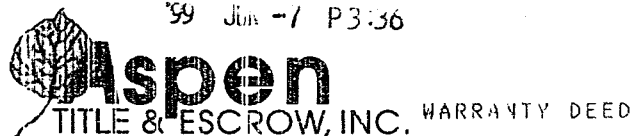


99 JUN -7 P3:36



ASPEN TITLE ESCROW NO. 01049434

AFTER RECORDING RETURN TO:

Mr. and Mrs. Al White

P.O. Box 31787Bellingham, WA 98228-3787

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

ANDREW M. GRIFFITH and MELINDA ANN GRIFFITH, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to AL
WHITE and CYNTHIA A. WHITE, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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."

*C.W.
a.w.*

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, contracts and/or
liens for irrigation and/or drainage AND, Trust Deed, including
the terms and conditions thereof, recorded February 17, 1987,
in Book M-87, Page 2495, Mortgage Records of Klamath County,
Oregon, in favor of Lester L. Wilkenson and Jean M. Wilkenson,
husband and wife, which Trust Deed the Grantees herein DO NOT
agree to assume and pay and Grantors hereby hold Grantees
harmless therefrom, and Grantors herein warrant that this Trust
Deed will be paid in full prior to or at the time of payment in
full of the Trust Deed between Grantor and Grantee herein which
is being recorded immediately subsequent to the recording of
this Deed.,

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
\$40,000.00.

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 3rd day of June 1999.

Andrew M. Griffith
ANDREW M. GRIFFITH

Melinda Ann Griffith
MELINDA ANN GRIFFITH

STATE OF OREGON, County of Klamath)ss.

On June 7, 1999, personally appeared Andrew M. Griffith and
Melinda Ann Griffith, who acknowledged the foregoing instrument
to be their voluntary act and deed.

Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

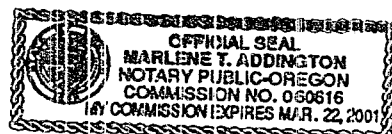


EXHIBIT "A"

Lot 5, and all of that portion of Lot 6, Block 306, DARROW
ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath, State of Oregon, more particularly described as
follows:

Beginning at the Northeast corner of Lot 6; thence South 120
feet along the lot line to the Southeast corner of Lot 6;
thence West 4.7 feet; thence North 2 degrees 15' East 120 feet,
more or less, to the point of beginning.

CODE 1 MAP 3809-33DD TL 6500

State of Oregon, County of Klamath
Recorded 6/07/99, at 3:36 p.m.
In Vol. M99 Page 22434
Linda Smith, County Clerk
Fee \$ 35-

Linda Smith