

R. KEITH SHIPTON and SONDERA SHIPTON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DONALD A. MARSHALL,
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:

Lot 5 in Block 12 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

TAX ACCOUNT NO.: 3909-012CB-09100

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 111,450.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3945 RIO VISTA WAY, KLAMATH FALLS, OR 97603

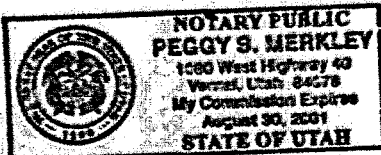
Dated this 16th day of August, 1999.

R Keith Shipton
R. KEITH SHIPTON

Sondra Shipton
SONDERA SHIPTON

State of Utah
County of Lincoln

This instrument was acknowledged before on August 16, 1999 by R.
KEITH SHIPTON AND SONDERA SHIPTON.



Peggy S. Merkley
(Notary Public)
My commission expires 8/30/2001

ESCROW NO. MT48539-MG

Return to:
DONALD A. MARSHALL
P.O. Box 1211
KLAMATH FALLS, OR 97603

State of Oregon, County of Klamath
Recorded 8/20/99, at 3:39 p.m.
In Vol. M99 Page 33757
Linda Smith,
County Clerk Fee \$30-KP