



WARRANTY DEED

Escrow NO.: 01052157
 AFTER RECORDING RETURN TO:
 DONALD P. LESTRANCE AND RAQUEL A. LESTRANCE
 1990 CALHOUN STREET
 KLAMATH FALLS, OR 97603

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

GEORGE V. DUGAN, TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 16, 1997, WHEREIN GEORGE V. DUGAN IS TRUSTOR AND TO MARJORIE H. DUGAN, TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 16, 1997, WHEREIN MARJORIE H. DUGAN IS TRUSTOR, EACH AS TO AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON hereinafter called GRANTOR(S), convey(s) to DONALD P. LESTRANCE AND RAQUEL A. LESTRANCE, HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

LOTS 1, 2, 3 AND 4, BLOCK 20, MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

CODE 1, MAP 3809-21CC, TAXLOT 3200

"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, contracts and/or liens for irrigation and/or drainage, **excluding driveway access across rights of way of the City of Klamath Falls.**

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 \$150,000.00.

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 15th day of December, 2000.

GEORGE V. DUGAN, TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 16, 1997, WHEREIN GEORGE V. DUGAN IS TRUSTOR AND TO MARJORIE H. DUGAN, TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 16, 1997, WHEREIN MARJORIE H. DUGAN IS TRUSTOR

BY: George V. Dugan
 GEORGE V. DUGAN
 TRUSTEE/INDIVIDUAL

BY: Marjorie H. Dugan
 MARJORIE H. DUGAN
 TRUSTEE/INDIVIDUAL

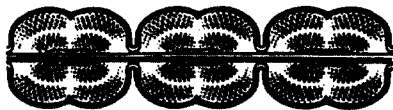
STATE OF _____, County of _____) ss.

On this _____ day of _____, 2000, personally appeared _____

and acknowledged the foregoing instrument to be his voluntary act and deed.

26A

CALIFORNIA



ALL-PURPOSE



ACKNOWLEDGEMENT

STATE OF CALIFORNIA)

COUNTY OF RIVERSIDE)

On December 15, 2000 before me, Evangeline Callego, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

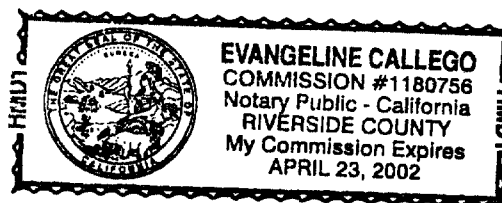
personally appeared, George V. Dugan and Marjorie H. Dugan

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Evangeline Callego
 NOTARY PUBLIC SIGNATURE

(SEAL)



OPTIONAL INFORMATION



TITLE OR TYPE OF DOCUMENT Warranty Deed

DATE OF DOCUMENT December 15, 2000

NUMBER OF PAGES one

SIGNER(S) OTHER THAN NAMED ABOVE _____

State of Oregon, County of Klamath
 Recorded 12/18/00, at 2:50 p.m.
 In Vol. M00 Page 45335
Linda Smith,
 County Clerk Fee \$ 26.00