

JOSEPH E. BENSON, JR. and ERIN P. BENSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

ROYCE NEWCOMB,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
ACCT #3910-00710-00303 KEY #873508

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 1.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 975 Keith Dr., Roseville, CA 95661

Dated this 20th day of December 2000

Joseph E. Benson Jr by Susan Spratt attorney in fact
JOSEPH E. BENSON, JR.

Erin P. Benson by Susan Spratt attorney in fact
ERIN P. BENSON

State of Oregon
County of KLAMATH

On this the 20th day of December, 2000, personally appeared SUSANN
SPRATT AS ATTORNEY-IN-FACT FOR JOSEPH E. BENSON, JR. & ERIN P. BENSON, as
attorney in fact for JOSEPH E. BENSON, JR. and ERIN P. BENSON and that
executed the foregoing instrument by authority of and in behalf of said
principal; and acknowledged said instruments to be the act and deed of said
principal.



Before me:

Kristil Redd
(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT52690-KR

Return to:

ROYCE NEWCOMB
975 Keith Drive
Roseville, CA 95661

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of Major Land Partition No. 6-89 situated in Lot 3, Plat of JUNCTION ACRES, situated in the NW1/4 of the NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Vale Road, from which the E1/16 corner on the North line of said Section 7 bears North 02 degrees 11' 51" East 853.25 feet; thence North 57 degrees 00' 00" West 198.86 feet; thence along the arc of a curve to the right (Radius equals 700.00 feet and central angle equals 13 degrees 49' 00") 168.80 feet; thence South 89 degrees 54' 00" West 610.96 feet to a point on the West line of said Lot 3; thence South 00 degrees 01' 00" East 263.00 feet to the Southwest corner of said Lot 3; thence North 89 degrees 54' 00" East along the south line of said Lot 3, 906.69 feet to the Westerly right of way line of said Vale Road; thence North 00 degrees 10' 47" East 46.13 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 12/28/00, at 3:14 p. m.
In Vol. M00 Page 46727
Linda Smith,
County Clerk Fee\$ 26⁰⁰