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WESTERN
 TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

DONALD E. BURGRAFF and NANCY K. BURGRAFF, husband and wife, Grantor,

conveys and warrants to

BRET ALAN KERR and TAMARA LYNN KERR, husband and wife, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

Lot 95 of Tract 1318-GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Tax Account No(s): R881588

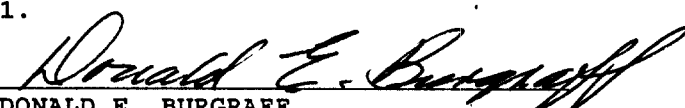
Map/Tax Lot No(s): 2409-020BC-00100-000

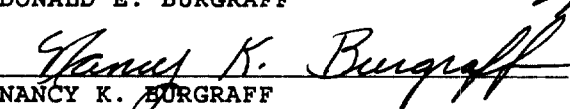
This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$65,000.00 .

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.

 Dated this 7 day of June, 2001.

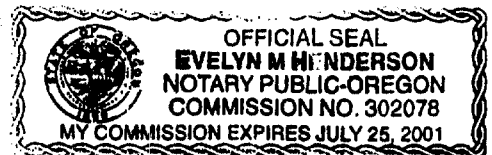

 DONALD E. BURGRAFF


 NANCY K. BURGRAFF

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

 This instrument was acknowledged before me on June 7, 2001 by DONALD E. BURGRAFF AND NANCY K. BURGRAFF.


 (Notary Public for Oregon)

 My commission expires 7-25-01

 After recording return to:
 WESTERN TITLE & ESCROW COMPANY
 16455 WILLIAM FOSS ROAD
 LA PINE, OR 97739

 Until a change is requested all tax statements shall be sent to the following address:
 BRET & TAMARA KERR,
 PO BOX 837
 GILCHRIST, OR 97737

 State of Oregon, County of Klamath
 Recorded 06/08/01, at 2:42 p. m.
 In Vol. M01 Page 27010
 Linda Smith,
 County Clerk Fee \$ 21.00

 ★ TITLE NO. K-56982
 ESCROW NO. 14-A097901

K21-