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WARRANTY DEED — STATUTORY FORM (Individual or Corporation)

Mannix Investments, Inc. 6253 Hollywood Bl #614, Los Angeles, CA 90028

Grantor, conveys and warrants to Fred W. Hand, married man as his sole and separate property.

P.O. Box 3524, Torrance, Ca. 90510

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

The following described real property is situated in the County of Klamath, State of Oregon:

Lot 9, Block 16, 2nd Addition Nimrod River Park
Code 10 3611-130 TL-408

SUBJECT TO covenants, conditions, restrictions, reservations, easements, and zoning existing and/or on record, and subject to any facts an accurate survey may reveal. Grantor DOES NOT WARRANT availability of streets or utilities or the cost of installation thereof nor zoning buildability or any other restrictions which may be imposed by any governmental entity. Excepting therefrom certain subsurface mineral rights of record (but without right to surface entry).

The true consideration for this conveyance is \$ 3,450.00 (Here comply with the requirements of ORS 93.030*).

Dated this 5th day of February, 1989, if a corporate grantor, it has caused its name to be signed by order of its board of directors.

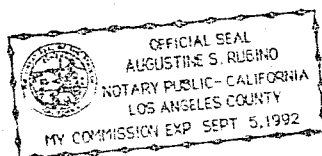
Mannix Investments, Inc.
P. Bogart, Sec'y

STATE OF CALIFORNIA } s.s.
COUNTY OF Los Angeles
On this the 5th day of February, 1989 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared
P. Bogart

_____, personally
known to me or proved to me on the basis of satisfactory evidence to be
the _____ Secretary of the corporation that executed the within
instrument on behalf of the corporation therein named, and acknow-
ledged to me that such corporation executed the within instrument
pursuant to its by-laws or a resolution of its board of directors.

Signature Augustine S. Rueno

FOR NOTARY SEAL OR STAMP



Mannix Investments, Inc.
6253 Hollywood Bl. #614
Los Angeles, CA 90028
Grantor's Name and Address

Fred W. Hand
P.O. Box 3524
Torrance, Ca. 90510
Grantee's Name and Address

After recording return to:

Fred W. Hand
P.O. Box 3524
Torrance, Ca. 90510
Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

Fred W. Hand
P.O. Box 3524
Torrance, CA. 90510
Name, Address, Zip

ORL-303 (Rev. 5-80)

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mannix Investments, Inc.
on this 28th day of Feb. A.D. 19 89
at 11:53 o'clock A.M. and duly recorded
in Vol. M89 of Deeds Page 3500
County Clerk
By Evelyn Biehn Deputy.
Augustine S. Rueno

Fee. \$8.00