

11954**WARRANTY DEED — STATUTORY FORM**
(Individual or Corporation)

Ojavan Investors, Inc.

Grantor, conveys and warrants to ..David Neal

P.O. Box 2399, Bell Gardens, Ca. 90201

Grantee, the following described real property free of encumbrances except as specifically set forth herein:
The property is located in Klamath County, OregonR3511 010C0 03800 000 00
Key 277382
Lot 28, Block 14
Oregon Pines
Township 35, Range 11.0
Section 10

THIS INSTRUMENT CONFERS PROPERTY RIGHTS WHICH ARE PROTECTED BY THE LAWS AND THE CONSTITUTION OF THE UNITED STATES OF AMERICA AND OF THE STATE OF OREGON. 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 should check with the appropriate city or county planning department to verify approved uses.

Encumbrances: Subject to covenants, conditions, restrictions, reservations, easements and zoning existing and/or of record, and subject to any facts an accurate survey may reveal. Grantor does not warrant availability or 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 \$ 2,500.00 (Here comply with the requirements of ORS 93.030*)

Dated this 11th day of Feb. 1990; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

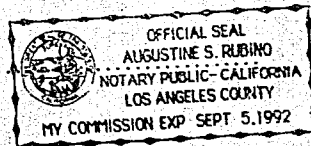
Ojavan Investors, Inc.

STATE OF California)
County of Los Angeles) ss.
19)
Personally appeared the above namedSTATE OF Calif County of Los Angeles) ss.
Feb. 11, 1990
Personally appeared P. Bogart and
each for himself and not one for the other, did say that the former is
the

and acknowledged the foregoing instrument to be voluntary act and deed

secretary of the Ojavan Investors, Inc. a corporation, and that said instrument was signed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for California
My commission expires:Notary Public for California
My commission expires:

* If the consideration consists of or includes other property or value, add the following:
The actual consideration consists of or includes other property or value given or promised which is part of the whole consideration (indicate which)

Ojavan Investors, Inc.
6253 Hollywood Blvd. #614
Los Angeles, Ca. 90028
Grantor's Name and AddressDavid Neal
P.O. Box 2399
Bell Gardens, Ca. 90201
Grantee's Name and AddressAfter recording return to:
David Neal
P.O. Box 2399
Bell Gardens, Ca. 90201
Name, Address, Zip

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

David Neal
P.O. Box 2399
Bell Gardens, Ca. 90201
Name, Address, Zip

ORL-303 (Rev. 5-80)

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Western Land Bank
on this 2nd day of March A.D., 1990
at 3:04 o'clock P.M. and duly recorded
in Vol. M90 of Deeds Page 4044
Evelyn Biehn County Clerk
By Paula Mueller Deputy.
Fee, \$28.00