

WARRANTY DEED - STATUTORY FORM (Individual or Corporation)

41014

Ojavan Investors, Inc., 6253 Hollywood Blvd. 614, Los Angeles, Ca. 90028

Grantor, conveys and warrants to Carl Wayne Done and Gail Corinne Done,
husband and wife as joint tenants.

Grantee, the following described real property free of encumbrances except as specifically set forth herein:
The property is located in Klamath County, Oregon

R3511 015BO 05600 000 00, Key 284613, Lot 10, Block 6, Oregon Pines
Township 35, Range 11.0, Section 15.

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.

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 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 \$ 2,000.00 (Here comply with the requirements
of ORS 93.030*).

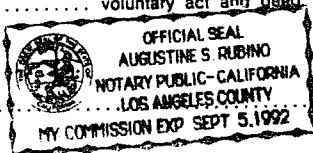
Dated this 26th day of January, 1992, if a corporate grantor, it has caused
its name to be signed by order of its board of directors.

STATE OF)
County of) ss.
19)

Personally appeared the above named

and acknowledged the foregoing in-
strument to be voluntary act and deed

Before me:



Notary Public for Oregon

My commission expires:

Ojavan Investors, Inc.
P. Bogart, Secretary
STATE OF Ca. County of Los Angeles) ss.
January 26, 1992
Personally appeared P. Bogart

who, being duly sworn,
each for himself and not one for the other, did say that the former is
the

secretary of 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 Calif.
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 Address

Carl Wayne Done
190 Silverlake Ct.
Simi Valley, Ca. 93065
Grantee's Name and Address

After recording return to:

Carl Wayne Done
190 Silverlake Ct.
Simi Valley, Ca. 93065
Name, Address, Zip

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

Carl Wayne Done
190 Silverlake Ct.
Simi Valley, Ca. 93065
Name, Address, Zip

ORL-303 (Rev. 5-80)

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

Wells Fargo
on this 13th day of Feb. A.D. 19 92
at 12:25 o'clock P.M. and duly recorded
in Vol. M92 of Deeds Page 3049
Evelyn Biehn County Clerk
By Pauline Mueller Deputy.

Fee, \$30.00