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WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That MX Land and Livestock Corp.,
P.O. Box 144, Klamath Falls, OR 97601

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
J.M. Julius and D.S. Julius, 1304 Saturn Blvd., San Diego, CA 92154, hereinafter called
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and
assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 6 first addition to Moyina
Manor, according to the official Plat thereof
on file in the office of the County Clerk of
Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that
grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except
those of record.

and that
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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 65,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 8th day of March, 1983;
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
order of its board of directors.

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of _____, 19____

Personally appeared the above named _____

and acknowledged the foregoing instru-
ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

California
STATE OF OREGON, County of SHASTA) ss.

Personally appeared C.J. Emmich and
C.J. Emmich who, being duly sworn,

each for himself and not one for the other, did say that the former is the
PRO TEM president and that the latter is the
secretary of

MX Land and Livestock Corp., a corporation,
and that the seal affixed to the foregoing instrument is the corporate seal
of said corporation and that said instrument was signed and sealed in be-
half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

MX Land and Livestock Corp.

GRANTOR'S NAME AND ADDRESS

J.M. Julius and D.S. Julius

GRANTEE'S NAME AND ADDRESS

After recording return to:

J.M. Julius and D.S. Julius
1304 Saturn Blvd.
San Diego, CA 92154
NAME, ADDRESS, ZIP

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

CRAIG & KATHLEEN MILLER
6516 Valhalla Dr.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book reel volume No. _____ on
page _____ or as document/fee/file/
instrument/microfilm No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF CALIFORNIA

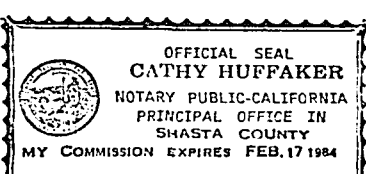
County of Shasta } ss.

On November 21, 1983, 19 83, before me,
Cathy Huffaker, a Notary Public, in and
 for said State, personally appeared C. J. Emmich XX

known to me to be the
 President and the Pro-Tem Secretary of the corporation which executed the
 within instrument, proved to me on the basis of satisfactory evidence to be the persons
 who executed it on behalf of such corporation, and acknowledged to me that such cor-
 poration executed the same, and further acknowledged to me that such corporation
 executed the within instrument pursuant to its by-laws or a resolution of its Board of
 Directors.

Cathy Huffaker

NOTARY PUBLIC



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day
 of Jan A.D., 19 93 at 10:18 o'clock A M. and duly recorded in Vol. M93
 of Deeds on Page 458.

Evelyn Biehn County Clerk

By Evelyn Biehn

FEE \$35.00