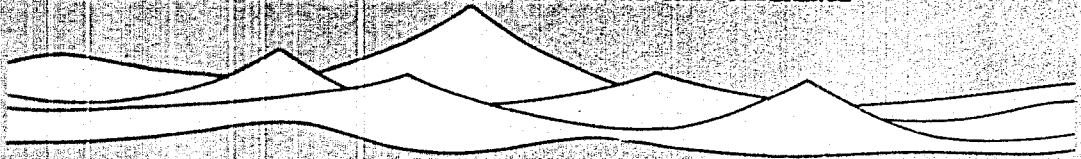


WARRANTY DEED

MTC 327102-MK

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA A. WENDT also known as PATRICIA A. TOMEL and RICKY J. WENDT, with the rights of survivorship hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL H. RAINES, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

"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, "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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed 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 \$16,000.00

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 4th day of JUNE, 1994; 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.

STATE OF OREGON,
County of McLennan ss.
June 4, 1994

Patricia A. Tomel (Wendt)
Ricky J. Wendt
PATRICIA A. TOMEL WENDT
RICKY J. WENDT

Personally appeared the above named
PATRICIA A. TOMEL
RICKY J. WENDT

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Donna J. Halford
Notary Public for Oregon
My commission expires:



STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, _____ president, and by _____ secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon _____
My commission expires: _____ (SEAL)

PATRICIA A. TOMEL and RICKY J. WENDT	
1840 SOUTHERN VIEW	
LORENA, TX 76655	
GRANTEE'S NAME AND ADDRESS	
MICHAEL H. RAINES	
1840 SOUTHERN VIEW	
KLAMATH FALLS, OR 97601	
GRANTEE'S NAME AND ADDRESS	
MICHAEL H. RAINES	
1840 SOUTHERN VIEW	
KLAMATH FALLS, OR 97601	
NAME, ADDRESS, ZIP	
MICHAEL H. RAINES	
1840 SOUTHERN VIEW	
KLAMATH FALLS, OR 97601	
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

The Northerly 36 feet of Lot 16, Block 214 of MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly boundary line of said Lot, which is 84 feet from the Southeasterly corner thereof; thence Northerly along said boundary line 36 feet to the Northeast corner of said Lot; thence Westerly 50 feet to the Northwestern corner of said Lot; thence Southerly 36 feet along the Westerly boundary of said Lot; thence due East 50 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day
of June A.D. 19 94 at 9:15 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 17868.

FEE \$35.00

Evelyn Biehn - County Clerk

By Dorlene Millendore