



WARRANTY DEED

ASPEN TITLE #01043392

AFTER RECORDING RETURN TO:
CGTS SERVICES% First American Title Guaranty Company329 S San Antonio Road, #8Los Altos, Ca. 94022UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVEESTATES EQUITY, hereinafter called GRANTOR(S), convey(s) to CGTS
SERVICES, a California Corporation, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION ATTACHED HERETO AND MARKED EXHIBIT "A" AND
BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN...."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 30.390."and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.The true and actual consideration for this transfer is
\$338,000.00.In construing this deed and where the context so requires, the
singular includes the plural.IN WITNESS WHEREOF, the grantor has executed this instrument
this 6th day of July 1995.

ESTATES EQUITY

BY: James JagoTITLE: General PartnerSTATE OF California

) ss.

County of KlamathSanta ClaraThe foregoing instrument was acknowledged before me this 6th
day of July, 1995, by James Jago as general partner
of ESTATES EQUITY.Before me: M. Wakefield

Notary Public for California

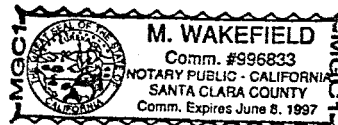
My commission expires: June 8, 1997

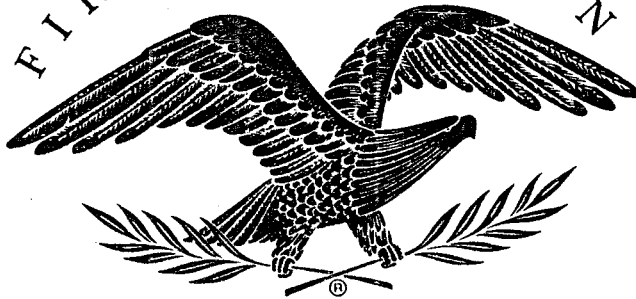
EXHIBIT "A"

NW 1/4 NE 1/4, SW 1/4 NE 1/4, NW 1/4 SE 1/4, SE 1/4 NW 1/4, NE 1/4 SW 1/4, SW 1/4 NW 1/4, NW 1/4 SW 1/4, S 1/2 SW 1/4 all in Section 17, Township 37 South, Range 15 East of the Willamette Meridian in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING from the NW 1/4 NE 1/4 any portion thereof lying within the limits of the Klamath Falls-Lakeview Highway and that portion thereof contained in the 100 foot strip of land described in Deed Volume 85 at Page 511.

Tax Acct. No.:	092 - 3715-1700-800	Key No.:	408516
Tax Acct. No.:	092 - 3715-1700-600	Key No.:	408491
Tax Acct. No.:	092 - 3715-1700-1200	Key No.:	408552
Tax Acct. No.:	092 - 3715-1700-300	Key No.:	408464
Tax Acct. No.:	092 - 3715-1700-1300	Key No.:	408561
Tax Acct. No.:	092 - 3715-1700-1400	Key No.:	408570
Tax Acct. No.:	092 - 3715-1700-1100	Key No.:	408543
Tax Acct. No.:	092 - 3715-1700-700	Key No.:	408507

FIRST AMERICAN

STATE OF CALIFORNIA
COUNTY OF

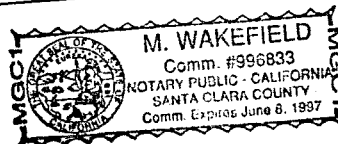
Santa Clara } ss.

On 7-6-95 before me, The undersigned,
personally appeared James Gago, personally known to me
(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Signature]



(This area for official notarial seal)

Title of Document Warranty Deed No. of Pages _____
Date of Document _____
Other signatures not acknowledged _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of July A.D., 19 95 at 3:34 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 19482.

By Bernetha G. Letsch, County Clerk
Arnette Mueller

FEE

\$40.00