

JAMES MONTI and MARTIN MONTI, as tenants in common,
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES T. ELINGS, AND VIRGINIA LEE ELINGS, TRUSTEES OF THE ELINGS FAMILY 1990 TRUST,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

SEE EXHIBIT A WHICH IS MADE A PART HEREON BY THIS REFERENCE
SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any;
and the 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.

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.

The true and actual consideration for this conveyance is pursuant to an IRC 1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 88 Moonlit Circle, Sacramento, CA 95831

Dated this 5th day of November, 1997.

JAMES MONTI

MARTIN MONTI

STATE OF Oregon

SS.

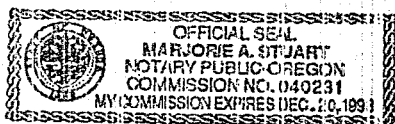
November 6

19 97

COUNTY OF Klamath

Personally appeared the above named James Monti and Martin Monti

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Mary Ann A. Smith
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT42956-MS

Return to:

Trustees of the Elings Family 1990 Trust

88 Moonlit Circle

Sacramento, CA 95831

97 NOV -7 P3:33

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being a portion of vacated Block 7, ELDERADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron rod on the mid-block line of said Block 7, said point being South 32 degrees 04' 46" East, a distance of 256.89 feet from a 1/2" iron pipe marking the Northwest corner of Lot 2 of said Block 7; thence South 32 degrees 04' 46" East a distance of 55.00 feet; thence South 58 degrees 02' 22" West a distance of 109.77 feet to a point on the Northerly right of way line of Eldorado Boulevard; thence North 31 degrees 57' 38" West a distance of 55.00 feet along said Northerly right of way line to a 5/8" iron rod; thence North 53 degrees 02' 22" East a distance of 109.65 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH: ss.

Filed for record at request of _____, Agent, title _____ the 7th day
of Nov A.D., 19 97 at 3:33 o'clock P.M., and duly recorded in Vol. M97
of _____, Deeds on Page 37019.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
K. L. L. L.