



WARRANTY DEED

TITLE & ESCROW, INC.

ASPEN TITLE ESCROW NO. 01045276

AFTER RECORDING RETURN TO:

Mr. Vince Finnianous
 834 Richmond Street
 Klamath Falls, OR. 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

MARK M. PETTUS, hereinafter called GRANTOR(S), convey(s) to
 VINCE FINNIANOUS, hereinafter called GRANTEE(S), all that real
 property situated in the County of Klamath, State of Oregon,
 described as:

The Southerly one half of Lot 2, Block 1, SHIVES ADDITION TO
 THE CITY OF KLAMATH FALLS, in the County of Klamath, State of
 Oregon.

CODE 1 MAP 3809-29CD TL 1300

"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, Trust Deed, including
 the terms and conditions thereof, recorded November 28, 1989,
 in Book M-89, Page 22974, Mortgage Records of Klamath County,
 Oregon, in favor of Richard B. Houck, AND Delinquent Taxes for
 the tax years of 1994-1995, 1995-1996, and 1996-1997, plus any
 accrued interest, which Trust Deed and Delinquent taxes the
 Grantees herein DO NOT agree to assume and pay and Grantors
 hereby hold Grantees harmless therefrom, and Grantors herein
 warrant that this Trust Deed and all delinquent taxes will be
 paid in full prior to or at the time of payment in full of the
 Trust Deed between Grantor and Grantee herein which is being
 recorded immediately subsequent to the recording of this Deed,
 AND Notice of Abatement Proceedings, Recorded June 11, 1997, in
 Book M-97, Page 17988.

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
 \$15,000.00.

In construing this deed and where the context so requires,
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 14 day of October, 1997.

X Mark M. Pettus

MARK M. PETTUS

STATE OF CALIFORNIA

COUNTY OF Los Angeles)On 11/19/97

Myself Lee

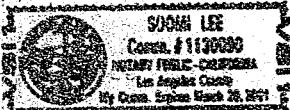
before me,
 personally appearedMARK M. PETTUS

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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 Aspen Lee
My commission expires: 3/20/2001



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 22nd day
of January A.D. 1998 at 11:12 o'clock A. M., and duly recorded in Vol. M8
of Deeds on Page 2040.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Kathleen K. Lee

AND I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT IN ALL RESPECTS TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THE FOREGOING IS MADE IN MY PRESENCE AND THAT THE SIGNATURES ARE THOSE OF THE INDIVIDUALS OR ENTITIES NAMED THEREIN AND THAT THEY ARE FREE FROM FRAUDULENT MEANING AND THAT THEY ARE VOLUNTARILY EXECUTED.
IN WITNESS WHEREOF, I have signed this instrument this 20th day of January in the year of our Lord one thousand nine hundred and ninety-eight.

RECORDING OF DEEDS: THIS DOCUMENT IS BEING MAILED TO THE CLERK OF THE COURTS OF CALIFORNIA, SOUTHERN DISTRICT, LOS ANGELES, CALIFORNIA, PURSUANT TO THE REQUIREMENTS OF CALIFORNIA CIVIL CODE SECTION 601.4. THIS DOCUMENT IS BEING MAILED TO THE CLERK OF THE COURTS OF CALIFORNIA, SOUTHERN DISTRICT, LOS ANGELES, CALIFORNIA, PURSUANT TO THE REQUIREMENTS OF CALIFORNIA CIVIL CODE SECTION 601.4.

CODE OF AVIATION REGULATIONS

SECTION 135.105. EXEMPTIONS FROM THE COMPLIANCE REQUIREMENTS OF THIS PART
THE COMMERCIAL AIRLINE OF LOS ANGELES, CALIFORNIA, IS EXEMPT FROM SECTION 101
OF THE AIRLINE SAFETY ACT.

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AVOIDABLE DEDUCTION

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2040

NO OTHER DEDUCTION