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 **Aspen**
TITLE & ESCROW, INC.

WARRANTY DEED

Vol. 298 Page 13743

AFTER RECORDING RETURN TO:
MICHAEL A. KINZIE
DANELLE L. KINZIE
10003 BEN KERNS ROAD
KENO, OREGON 97627

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

WAYMOUND TOMMY SMITH and LOIS C. SMITH, TRUSTEES OF THE SMITH
FAMILY TRUST U.A.D. FEBRUARY 6, 1990, hereinafter called
GRANTOR(S), convey(s) and warrants to MICHAEL A. KINZIE and
DANELLE L. KINZIE husband and wife hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

LOT 22, BLOCK 19, SECOND ADDITION TO KLAMATH RIVER ACRES, in
the County of Klamath, State of Oregon.

CODE 21 MAP 3908-3180 TL 300

"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
\$70,000.00.

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 24th day of April 1998.

THE SMITH FAMILY TRUST
U.A.D. FEBRUARY 6, 1990

Waymound Tommy Smith, Trustee
WAYMOUND TOMMY SMITH, TRUSTEE

Lois C. Smith, Trustee
LOIS C. SMITH, TRUSTEE

Waymound Tommy Smith
WAYMOUND TOMMY SMITH, INDIVIDUALLY

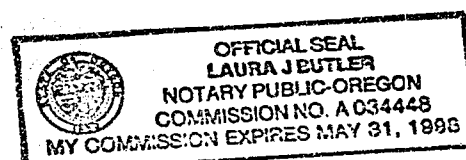
Lois C. Smith
LOIS C. SMITH, INDIVIDUALLY

STATE OF OREGON, County of Klamath)ss.

On April 24th, 1998, personally appeared Waymound Tommy Smith
and Lois C. Smith, Trustees on behalf of The Smith Family Trust
U.A.D. February 6, 1990 AND Waymound Tommy Smith and Lois C.
Smith individually and acknowledged the foregoing instrument to
be their voluntary act and deed.

[Signature]
Notary Public for OREGON

My Commission Expires: 5/31/98



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APR 27 1998

CLERK OF COURT

16072

13744

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 27th day
of April A.D., 19 98 at 10:51 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 13743.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross