



WARRANTY DEED

ATC #03047658
AFTER RECORDING RETURN TO:
RAYMOND D. COSTIC
SUSAN M.L. COSTIC
1359 BEECHWOOD DRIVE
BREA, CA 92821

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

RAY D. COSTIC AND MARYLOUISE COSTIC, hereinafter called
GRANTOR(S), convey(s) and warrants to RAYMOND DAVID COSTIC, SR.
AND SUSAN M.L. COSTIC, husband and wife, hereinafter called
GRANTEE(S), all that real property situated in the County of
KLAMATH, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO 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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except those covenants,
conditions, restrictions, Reservations, rights, rights of way
and easements of record.

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 TO CLEAR
TITLE.

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 1st day of June, 1998.

RAY D. COSTIC

MARYLOUISE COSTIC

STATE OF California County of Orange) ss.

JUNE 2, 1998

Personally appeared the above named MARYLOUISE COSTIC AND RAY
D. COSTIC and acknowledged the foregoing instrument to be HER
voluntary act and deed.

Before me: Lorelei L. Regazzi
Notary Public for California

My Commission Expires: 7-15-99

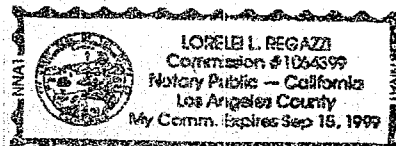


EXHIBIT "A"

A portion of the NW 1/4 SW 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the W 1/2 W 1/2 NW 1/4 SW 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 89 degrees 36' 21" East 980.09 feet to the Northeast corner of the NW 1/4 SW 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian; thence South 00 degrees 18' 77" West 886.21 feet to a point; thence North 89 degrees 44' 04" West 983.91 feet to a point on the East line of the W 1/2 W 1/2 NW 1/4 SW 1/4 of said Section 33; thence North 00 degrees 33' 03" East 888.42 feet to the point of beginning.

TOGETHER WITH an easement granted by Tulana Farms, a corporation for the purpose of ingress and egress as more fully described in Book M-76 at Page 13606, recorded August 31, 1976.

ALSO TOGETHER WITH a 30 foot road easement and an access road easement as reserved by Patricia M. Thomas in Book M-88 at Page 8055, recorded May 24, 1988.

CODE 8 & 22 MAP 4008-3300 TL 400
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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of June A.D., 19 98 at 3:30 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 19299

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen R. Ross