

CAL-ORE DIGITAL TV, INC., A CALIFORNIA CORPORATION,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES R. TITUS and FREDIA J. TITUS, husband and wife,
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 HEREOF 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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 140,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 9217 GREENBRIER, KLAMATH FALLS, OR 97603

Dated this 12th day of June, 1998

CAL-ORE DIGITAL TV, INC.

BY: Robert W. Edgar

EDWARD ORMSBEE

Robert W. Edgar

GENERAL MANAGER
Vice Pres

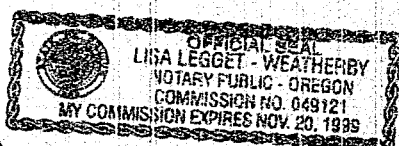
STATE OF Oregon

COUNTY OF Klamath

ss. June 12 19 98

Personally appeared the above named Robert W. Edgar as
Vice President of Cal-Ore Digital TV, Inc. A California
Corporation

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for Oregon

My commission expires 11/20/99

ESCROW NO. MT44713-LW

Return to:

JAMES R. TITUS
9217 GREENBRIER
KLAMATH FALLS, OR 97603

20230

EXHIBIT "A"
LEGAL DESCRIPTIONPARCEL 1:

Lots 1 through 4, inclusive of Block 1, RESUBDIVISION OF BLOCK 242, MILLS SECOND ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to the State of Oregon by instrument recorded June 29, 1942 in Volume 148, page 201, Deed Records of Klamath County, Oregon.

PARCEL 2:

Lots 5 and 6, Block 1, RESUBDIVISION OF BLOCK 242, MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of AMERITITLE the 12TH day
of JUNE A.D., 19 98 at 3:39 o'clock P M., and duly recorded in Vol. M98
of DEEDS on Page 20229

FEE \$35.00

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