

EAST CASCADE PROPERTIES, INC., an Oregon Corporation,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JANTZER ENTERPRISES, INC, an Oregon Corporation,
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:

SUBJECT TO: Trust Deed, recorded August 31, 1994 in Volume M94, page
27252, Microfilm Records of Klamath County, Oregon in favor of Dorothy B.
Marsrow, as Beneficiary; and Trust Deed, recorded November 15, 1994 in
Volume M94, page 35149, Microfilm Records of Klamath County, Oregon in
favor of Erskine DeLoe, as Beneficiary; and Trust Deed, recorded June 5,
1995 in Volume M95, page 14828, Microfilm Records of Klamath County,
Oregon in favor of Cheryl L. Carlisle, as Beneficiary. The above named
Grantees hereby agree to assume and pay in full all of the above
described Trust Deeds.

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 \$ 210,556.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. Box 1586, Grants Pass, OR 97528

Dated this 10th day of July, 1998.

EAST CASCADE PROPERTIES, INC.

BY: [Signature] PRESIDENT

DUANE W. SMITH

BY: [Signature] VICE PRESIDENT

JACK K. JANTZER

STATE OF OREGON, County of KLAMATH)) ss.

This instrument was acknowledged before me on July, 19 98

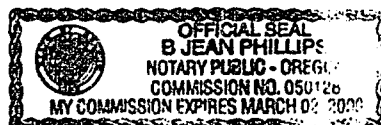
by DUANE W. SMITH and JACK K. JANTZER

as PRESIDENT & VICE PRESIDENT

of EAST CASCADE PROPERTIES, INC., an Oregon corporation

Notary Public of Oregon

My commission expires 3-2-2000



ESCROW NO. MT44961-KR

Return to:

JANTZER ENTERPRISES, INC

P.O. Box 1586

Grants Pass, OR 97528

98 JUL 20 P3:51

EXHIBIT 'A' **LEGAL DESCRIPTION**

PARCEL 1:

The N1/2 of the NW1/4 of the SE1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

Lots 1 through 4 in Block 2 of TRACT 1031, SHADOW HILLS I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3:

Lots 10 and 11 in Block 1 of TRACT NO. 1031 SHADOW HILLS-I, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 4:

Parcel 2 of Land Partition 48-94 being Lots 10, 11 and 12 in Block 2 of Plat of BEVERLY HEIGHTS, situated in the NW1/4 NE1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the North 156 feet of Parcel 2 of Land Partition 48-94 as per lot line adjustment 39-96 on file in the office of the Klamath County Planning Department.

PARCEL 5:

A parcel of land situated in Section 29, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of the NW1/4 of said Section 29; thence South 88 degrees 48' 32" East along the South line of said NW1/4, 59.33 feet to a 5/8 inch iron pin marking the point of beginning for this description; thence continuing South 88 degrees 48' 32" East along said South quarter section line 1238.60 feet to a 5/8 inch iron pin marking the Southeast corner of the SW1/4 of the NW1/4 of said Section 29; thence North 02 degrees 16' 26" West along the East line of said SW1/4 of the NW1/4, 744.37 feet to a 5/8 inch iron pin; thence North 88 degrees 48' 32" West 1084.98 feet to a 5/8 inch iron pin in the center line of an existing dirt road; thence along said road centerline the following courses and distances:

South 14 degrees 12' 26" West, 177.63 feet to a 5/8 inch iron pin; South 09 degrees 21' 48" West, 384.60 feet to a 5/8 inch iron pin; South 05 degrees 24' 21" West, 189.77 feet to the point of beginning.

TOGETHER WITH a roadway easement 60.00 feet in width lying 30.00 feet on either side of the following described centerline:

(continued)

EXHIBIT "A" - Parcel 5 (continued)

Commencing at the Southeast corner of the SW1/4 of the NW1/4 of said Section 29; thence North 02 degrees 16' 26" West along the East line of said SW1/4 of the NW1/4, 271.62 feet to the centerline of Simpson Canyon Road, the point of beginning for this road easement; thence along the centerline of said Simpson Canyon Road the following courses and distances:

South 66 degrees 52' 25" East, 227.70 feet; South 85 degrees 08' 49" East, 253.74 feet; North 88 degrees 11' 30" East, 287.51 feet; South 58 degrees 58' 47" East, 209.18 feet; South 34 degrees 27' 44" East, 397.76 feet; South 27 degrees 24' 31" East, 760.81 feet; South 30 degrees 42' 36" East, 460.53 feet; South 28 degrees 07' 32" East, 413.24 feet; South 36 degrees 50' 53" East, 404.62 feet; South 68 degrees 28' 33" East, 246.02 feet; thence leaving said Simpson Canyon Road centerline the following courses and distances:

North 12 degrees 19' 57" West, 598.13 feet; North 03 degrees 36' 12" West, 374.59 feet to the centerline of a private road easement recorded in Deed Volume M73, page 16734, Microfilm Records of Klamath County, Oregon.

ALSO, a parcel of land situated in the SE1/4 NW1/4, Section 29, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

That portion of the parcel described in Deed Volume M82 on page 4547, Klamath County Records, lying Southerly of the centerline of Simpson Canyon Road as described in Deed Volume M78 on page 917, Klamath County Records and Westerly of the centerline of an existing dirt road as described in Deed Volume 78, page 917, Klamath County Records.

ALSO known as Lots 18 and 19 of Tract 1310 - Plum Valley II, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 6:

Lots 24 and 26 of TRACT 1310 PLUM VALLEY II, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 7:

Lot 5 in Block 65 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT - PLAT NO. 3, 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 20th day
of July A.D., 19 98 at 3:51 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 26412.

FEE \$40.00

By Kathleen Rose Bernetha G. Letsch, County Clerk