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BILL & DONNA L. HELLER
20452 PICKFORD WAY
REDDING CA 96002

Grantor's Name and Address
AMERICAN EXCHANGE SERVICES, INC.
AS QUALIFIED INTERMEDIARY FOR
THOMAS A. BURNS, EXCHANGER

Grantee's Name and Address
After recording, return to (Name, Address, Zip):
AMERICAN EXCHANGE SERVICES, INC.
1501 E. MCANDREWS DRIVE
MEDFORD OR 97501

Until requested otherwise, send all tax statements to (Name, Address, Zip):
THOMAS A. BURNS
30242 HWY 97 NORTH
CHILOQUIN OR 97624

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument
was received for record on the _____ day
of _____, 19____, at
_____ o'clock _____ M., and recorded in
book/reel/volume No. _____ on page
_____ and/or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said County.

Witness my hand and seal of County
affixed.

NAME

TITLE

By _____, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that BILL HELLER AND DONNA L. HELLER, AS TENANTS
BY THE ENTIRETY

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by AMERICAN EXCHANGE SERVICES, INC., AS QUALIFIED INTERMEDIARY FOR THOMAS A. BURNS, EXCHANGER
hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): NONE

grantor will warrant and forever defend the 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.

The true and actual consideration for this conveyance is pursuant to an agreement between the parties hereto, the sum of \$_____, which is hereby acknowledged by the parties hereto.

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 14 day of August, 1998; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

BILL HELLER

DONNA L. HELLER

CALIFORNIA

STATE OF ~~OREGON~~ County of _____ ss.

This instrument was acknowledged before me on August 14, 1998,
by BILL HELLER AND DONNA L. HELLER

This instrument was acknowledged before me on _____, 19____,
by _____,
as _____



LEIGH ANN PHILLIPS
COMM. #1148140
NOTARY PUBLIC - CALIFORNIA
SHASTA COUNTY
MY COMM. EXP. AUG 10, 2001

Leigh Ann Phillips
Notary Public for ~~California~~ California
My commission expires _____

EXHIBIT "A" **LEGAL DESCRIPTION**

A tract of land situated in the E1/2 NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly point of TRACT 1085, COUNTRY GREEN, a duly recorded plat, said point being on the Southerly right of way line of Alt Way and 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed, said point being South 65 degrees 17' 56" East, 1,644.59 feet from the N1/4 corner of said Section 13; thence Easterly along the Southerly line of said TRACT 1085, COUNTRY GREEN, North 66 degrees 35' 44" East 77.54 feet, along the arc of a curve to the left (radius = 230.00 feet, central angles = 21 degrees 57' 17") 88.13 feet; North 44 degrees 38' 27" East 276.89 feet, South 45 degrees 21' 33" East 20.00 feet, along the arc of a curve to the right (radius = 280.00 feet, central angle = 15 degrees 10' 46") 74.18 feet, North 80 degrees 31' 20" East 184.49 feet, North 12.08 feet; thence leaving said Southerly line, North 72 degrees 58' 03" East 207.58 feet; thence North 89 degrees 29' 13" East 100.00 feet; thence South 84 degrees 14' 48" East 46.58 feet to the Westerly line of the Enterprise Irrigation District Canal; thence along said Westerly line, South 05 degrees 22' 23" West, 116.17 feet, along the arc of a curve to the left (radius = 125.00 feet, central angle = 49 degrees 30' 10") 108.00 feet; South 44 degrees 07' 47" East 165.75 feet along the arc of a curve to the right (radius = 75.00 feet, central angle = 73 degrees 27' 34") 96.16 feet, South 29 degrees 19' 47" West, 344.20 feet; thence leaving said Westerly line, South 72 degrees 58' 03" West 733.37 feet to a point 15.00 feet Easterly of the centerline of the Enterprise Irrigation District ditch as constructed; thence Northerly along a line parallel with and 15.00 feet Easterly of the centerline of said ditch, North 38 degrees 13' 35" West 134.69 feet, along the arc of a curve to the right (radius = 285.00 feet, central angle = 17 degrees 21' 40") 86.36 feet, North 20 degrees 51' 55" West, 224.49 feet, along the arc of a curve to the right (radius = 335.00 feet, central angle = 37 degrees 46' 05") 220.82 feet; North 16 degrees 54' 10" East 27.02 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 19th day
of August A.D., 19 98 at 3:37 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 30589.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross