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WARRANTY DEED

Escrow NO.: 02049174

AFTER RECORDING RETURN TO:

Mr. and Mrs. Monica Ramirez

330 Valley View LnKlamath Falls, OR 97601

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

Shirley Faye Hilyard, hereinafter called GRANTOR(S), convey(s)
to Monica Ramirez and Maria V. Ramirez, 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 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 17th day of February 1999.

Shirley Faye Hilyard
SHIRLEY FAYE HILYARD

STATE OF OREGON, County of Klamath)ss.

On this 24th day of February, 1999, personally appeared the
above named Shirley Faye Hilyard, and acknowledged the
foregoing instrument to be her voluntary act and deed.

Before me: Vickie Blankenburg
Notary Public for Oregon
My Commission Expires: July 1, 2001

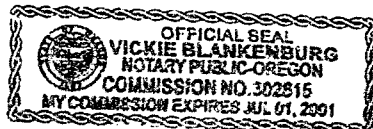


EXHIBIT "A"

6533

A tract of land in the NE 1/4 NE 1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows;

Beginning West 30 feet and South 269.8 feet from the Northeast corner of said Section, on the West line of the Klamath Falls-Merrill Highway; thence South along said highway line 482.5 feet to the East side of the Enterprise Irrigation Canal; thence Northwesterly, North and Northeasterly along said East bank to its intersection with the point of beginning.

CODE 32 MAP 3909-13AA TL 7100

W.R.
S.H.
MUR

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of ASPEN the 25TH day
of FEBRUARY A.D., 99 at 10:15 o'clock A M., and duly recorded in Vol. M99
of DEEDS on Page 6532.

FEE \$35.00

Linda Smith, County Clerk

by Kathleen Rose