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STATUTORY WARRANTY DEED

EDWARD R. BIGGS AND KATHLEEN M. BIGGS

conveys and warrants to DUANE M. MANN Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

The NW 1/4 of the SW 1/4 of Section 8, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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 consideration for this conveyance is \$ 56,000.00** (Here comply with the requirements of ORS 93.030)

**PAID TO AN ACCOMODATOR PURSUANT TO AN IRC 1031 EXCHANGE.

Dated this 04th day of FEBRUARY 1999.

Edward R. Biggs
EDWARD R. BIGGS

Kathleen M. Biggs
KATHLEEN M. BIGGS

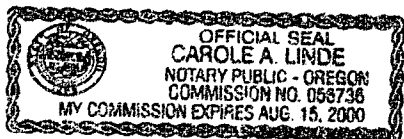
STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 04th day of FEBRUARY 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

EDWARD R. BIGGS AND KATHLEEN M. BIGGS

known to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Carol A. Linde
Notary Public for Oregon.
My Commission expires 8/15/00

Title Order No. K-53669-C

Escrow No. K53669C

After recording return to:

DUANE M. MANN

27720 JELINEK RD.

-OR- MARION, OR 97432

Name, Address, Zip

Until a change is requested all tax statement shall be sent to the following address.

DUANE M. MANN

-OR-

Name, Address, Zip

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

the 25TH day of FEBRUARY A.D., 99
at 11:27 o'clock A M., and duly recorded
in Vol. M99, of DEEDS on Page 6572

Linda Smith, County Clerk

By Kathleen Ross Deputy
Fee, 30.00