

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049138

AFTER RECORDING RETURN TO:
Mr. and Mrs. Russell L. Langeman
12859 Highway 66
Klamath Falls, OR 97601

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

ELLEN A. LEWIS, hereinafter called GRANTOR(S), convey(s) and
warrants to RUSSELL L. LANGEMAN and DEBORAH M. LANGEMAN*
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

Smf
RL "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
\$108,000.00.

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 24th day of February, 1999.

Ellen A. Lewis
ELLEN A. LEWIS

STATE OF OREGON, County of Klamath)ss.

On February 24, 1999, personally appeared Ellen A. Lewis who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Pam Barnett
Notary Public for Oregon
My Commission Expires: March 22, 2001

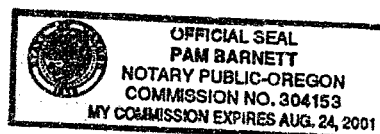


EXHIBIT "A"

6685

A parcel of land lying in Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being a portion of that real property described in Volume 259 at Page 658, Deed Records of Klamath County, Oregon, said parcel more particularly described as follows;

Starting at a steel stake set in a mound of stone, which stake marks the Northeast corner of the SE 1/4 of the SW 1/4 of Section 29, Township 39 South, Range 8 East of the Willamette Meridian; thence North 89 degrees 19.9' West 368 feet to a fence corner; thence South 6 degrees 21' East 2571.58 feet to a steel stake set in a fence line, which steel stake is the true place of beginning of this description; thence North 74 degrees 20.9' East 665.09 feet to a steel stake; thence South 4 degrees 11.3' East 317.41 feet to a steel stake; thence South 70 degrees 51.4' West 660.79 feet (previously called South 70 degrees 45' 55" west 660.53 feet) to a steel stake set in a fence line; thence North 6 degrees 21' West 356 feet along a well established fence line to the true point of beginning.

TOGETHER WITH the non-exclusive right of ingress and egress across a 60 foot strip of land more particularly described as follows:

Starting at the steel stake which marks the Northeast corner of the above described parcel; thence South 4 degrees 11.3' East 317.41 feet along the Easterly line of the above described parcel to an iron pin; thence South 4 degrees 11.3' East 546.30 feet to a steel stake lying on the Northerly right of way line of Oregon Highway 66 as constructed; thence North 72 degrees 56.4' East 30.77 feet along said right of way line to a steel stake; thence North 72 degrees 56.4' East 30.77 feet along said right of way line to a steel stake; thence North 4 degrees 11.3' West 862.06 feet to a steel stake; thence South 74 degrees 20.9' West 30.61 feet to a steel stake; thence South 74 degrees 20.9' West 30.61 feet to the place of beginning of this description.

CODE 21 MAP 3908-32AO TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss,

Filed for record at request of Aspen Title & Escrow
of February AD. 1999 at 9:34 the 26th day
of Deeds o'clock A M., and duly recorded in Vol. M99
on Page 6684

FEE \$35.00

Linda Smith, County Clerk
by Kathleen Ross