

Aspen
TITLE & ESCROW, INC.

01049235

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049235

AFTER RECORDING RETURN TO:
DENNIS J. DUNLEA
28949 STATELINE ROAD
MALIN, OR. 97632

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

HENRY J. O'KEEFE and PATRICIA D. O'KEEFE, TRUSTEES, OF THE
O'KEEFE FAMILY TRUST 1983, hereinafter called GRANTOR(S),
convey(s) and warrants to DENNIS J. DUNLEA, 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
\$175,000.00.

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 March, 1999.

O'KEEFE FAMILY TRUST 1983

BY: Henry J. O'Keefe
HENRY J. O'KEEFE, TRUSTEE

Patricia D. O'Keefe
PATRICIA D. O'KEEFE

BY: Patricia D. O'Keefe
PATRICIA D. O'KEEFE, TRUSTEE

Patricia D. O'Keefe
PATRICIA D. O'KEEFE

STATE OF OREGON, County of Klamath ss.

The foregoing instrument was acknowledged before me this 17th
day of March, 1999, by HENRY J. O'KEEFE and PATRICIA D.
O'KEEFE, as both individuals and Trustees of the O'KEEFE
FAMILY TRUST 1983.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001

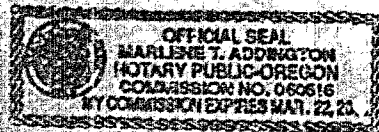


EXHIBIT "A"

PARCEL 1:

THE SE 1/4 of the SE 1/4 of Section 11, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 15 MAP 4112-1100 TL 1700

PARCEL 2:

That portion of the NE 1/4 NE 1/4 of Section 14, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Northerly of the Malin Irrigation District Canal.

CODE 16 MAP 4112-1400 TL 100

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of Aspen Title & Escrow the 19th day
of March A.D. 1999 at 3:34 o'clock P.M. and duly recorded in Vol. M99
of Deeds on Page 9929

FEES \$35.00

Linda Smith, County Clerk

by Kathleen Rasmussen