



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01046941

AFTER RECORDING RETURN TO:
Harbor Development II
2735 12th Street SE, Ste. 200
Salem, OR 97302

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

DOUGLAS E. ADKINS and DEBORAH L. ADKINS, husband and wife,
hereinafter called GRANTOR(S), conveyed and warrant by DEBORAH L. ADKINS
DEVELOPMENT II, LLC, an Oregon limited liability company,
hereinafter called GRANTEE(S), all that real property located
in the County of Clatsop, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED SUBMIT "A" ATTACHED HEREIN FOR
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 TITLE TO THE PROPERTY SHOULD CONSULT WITH AN
APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO DETERMINE
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAND USES SUCH AS
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 90.00 OR 90.01."

and covenant(s) that grantor is the owner of the above-described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights of way and easements
of record, if any, and apparent upon the land,

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
\$165,000.00. THE EXECUTION OF THIS DEED DIRECTLY FROM THE
GRANTORS NAMED IS DONE AT THE DISCRETION OF THE GRANTORS
CONNECTION, INC., A NEVADA CORPORATION, AS PART OF A TAX
DEFERRED EXCHANGE FOR THE BENEFIT OF SAID GRANTORS.

In construing this deed and covenants, the singular or plural
includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 26th day of April, 1999.

Douglas E. Adkins *Deborah L. Adkins*
DOUGLAS E. ADKINS DEBORAH L. ADKINS

STATE OF OREGON, County of Clatsop.

The foregoing instrument was acknowledged before me this 26th
day of April, 1999, by Douglas E. Adkins and Deborah L. Adkins.

Before me:
Notary Public for Oregon
My Commission Expires: April 10, 2000

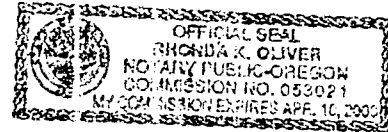


EXHIBIT "A"

PARCEL 1:

That portion of Tract 40B lying South and Westerly of the U.S.B.R. "A" Canal and Easterly of Washburn Way and all of Tract 40C, ENTERPRISE TRACTS, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM that portion deeded to Klamath County in Book 335, Page 87, tract deeded to Fred A. Lewis, et ux., in Book 336, Page 157, and parcel deeded to United States of America for canals and laterals recorded June 25, 1909 in Book 27, Page 236 and in Book 38 at Pages 209 and 210, all Deed Records of Klamath County, Oregon, and that portion of Tract 40C described as follows:

Beginning at a one-half inch iron pin on the East right of way line of Washburn Way, said point being North 00 degrees 20' 00" East along the centerline of Washburn Way and along the West line of Section 34 a distance of 332.19 feet and South 89 degrees 33' 03" East a distance of 30.00 feet from the 5/8 inch iron pin marking the West one-quarter corner of Section 34; thence North 00 degrees 20' 00" East along the East right of way line of Washburn Way a distance of 285.00 feet to a one-half inch iron pin; thence South 89 degrees 33' 03" East parallel with the North line of "Mills Gardens" subdivision a distance of 472.43 feet to a one-half inch iron pin; thence continuing South 89 degrees 33' 03" East a distance of 29 feet, more or less, to the Westerly right of way line of the U.S.B.R. "A" Canal; thence Southeasterly along said Westerly line to the North line of "Mills Gardens" subdivision; thence North 89 degrees 33' 03" West along the North line of "Mills Gardens" subdivision (South 89 degrees 45' West by said subdivision plat) a distance of 20.96 feet, more or less, to a two inch iron pipe, thence continuing North 89 degrees 33' 03" West along said subdivision line a distance of 606.40 feet to the point of beginning.

ALSO EXCEPTING THEREFROM any portion lying within the boundaries of Washburn Way.

Continued on next page

EXHIBIT "A" CONTINUED

PARCEL 2:

A tract of land situated in Tracts 40B and 40C, ENTERPRISE TRACTS, in the NW 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin located North 0 degrees 24' West a distance of 792.2 feet from the two-inch pipe marking the initial point of "Mills Gardens" subdivision, said initial point being North 0 degrees 24' West a distance of 15.0 feet and North 89 degrees 45' East a distance of 30.0 feet from the West quarter corner of said Section 34 according to the officially recorded plat of said "Mills Gardens" subdivision; thence North 0 degrees 24' West a distance of 85.0 feet to an iron pin; thence North 89 degrees 36' East a distance of 100.0 feet to an iron pin; thence South 0 degrees 24' East a distance of 85.0 feet to an iron pin; thence South 89 degrees 36' West a distance of 100.0 feet, more or less, to the point of beginning.

EXCEPT THEREFROM that portion lying within the boundaries of Washburn Way.

CODE 203 MAP 3809-34BC TL 400
CODE 203 MAP 3809-34BC TL 500
CODE 203 MAP 3809-34BC TL 600

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 28th day
of April A.D., 1999 at 11:11 o'clock A. M., and duly recorded in Vol. 1899
of Deeds on Page 15868

FEE

\$40.00

by Linda Smith, County Clerk
Linda Smith