

RUEBEN JAMES and CORDIA JAMES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
LAWRENCE R. PROPER and MAURICIA ANN PROPER, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 10 IN BLOCK 37 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT
NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF
THE COUNTY CLERK OF KLAMATH COUNTY, OREGON

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 and actual consideration for this conveyance is \$ 8,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3508 E. EMELITA AVENUE, MESA, AZ 85204-4817

Dated this 14th day of May, 1999.

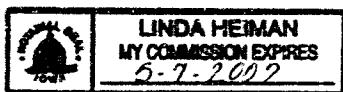
Rueben L. James
RUEBEN JAMES

Cordia James
CORDIA JAMES

STATE OF Ariz
COUNTY OF Pinal SS. May 14th 19 99

Personally appeared the above named Rueben L. James
Cordia James

and acknowledged the foregoing instrument to be the voluntary act.



(seal)

Before me:

Linda Heiman
Notary Public for Ariz
My commission expires 5-7-2002

ESCROW NO. MT48087-MS

Return to:
LAWRENCE R. PROPER
3508 E. EMELITA AVENUE
MESA, AZ 85204-4817

State of Oregon, County of Klamath
Recorded 5/19/99, at 11:44 a.m.
In Vol. M99 Page 19904
Linda Smith, County Clerk
Fee \$ 30.-

Linda Smith