

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05049564
AFTER RECORDING RETURN TO:
JAMES W. COPELAND
1710 PINE GROVE DR.
KLAMATH FALLS, OR 97603

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

SUSAN D. TYRHOLM, hereinafter called GRANTOR(S), convey(s) to
JAMES W. COPELAND, 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

for "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,
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
\$215,000.00.

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 28th day of May, 1999.

Susan D. Tyrholm
SUSAN D. TYRHOLM

STATE OF OREGON, County of Klamath)ss.

On May 28, 1999, personally appeared the above named Susan D.
Tyrholm and acknowledged the foregoing instrument to be her
voluntary act and deed.

Before me: *Rhonda K. Oliver*
Notary Public for Oregon
My Commission Expires: April 10, 2000

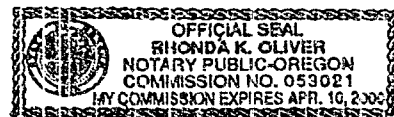


EXHIBIT "A"

21519

A parcel of land in the SE 1/4 of the NW 1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point which is South 88 degrees 58' East a distance of 30.0 feet and North 0 degrees 06' East a distance of 892.56 feet from the Southwest corner of said SE 1/4 of the NW 1/4, said point also being on the East right of way line of Pine Grove Road; thence North 0 degrees 06' East along said East line a distance of 200.64 feet; thence leaving said East line and running South 89 degrees 18' East, a distance of 297.2 feet; thence South 0 degrees 06' West a distance of 201.11 feet; thence North 89 degrees 13' West a distance of 297.2 feet to the point of beginning.

RESERVING the East 30.0 feet for a non-exclusive road easement.

CODE 162 MAP 3910-9BD TL 2500

State of Oregon, County of Klamath
Recorded 6/01/99, at 3:21 p.m.
In Vol. M99 Page 21518
Linda Smith, County Clerk
Fee \$ 35

Linda Smith