



WARRANTY DEED

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ASPEN TITLE ESCROW NO. 02049722

AFTER RECORDING RETURN TO:

7993 S. Side-By-Pass
Klamath Falls, OR 97603

State of Oregon, County of Klamath
 Recorded 6/15/99, at 3:34 m.
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Linda Smith,
 County Clerk

Fee \$ 30 - NR

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

STEVEN L. HANI, hereinafter called GRANTOR(S), convey(s) and warrants to LARRY R. MITTNACHT, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

Lot 29, KENNICOTT COUNTRY ESTATES, in the County of Klamath, State of Oregon.

Code 41, Map 3909-12BC, Tax Lot 7600

"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."

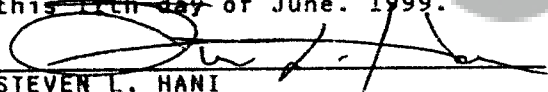
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land,

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 \$65,000.00. THE EXECUTION OF THIS DEED DIRECTLY TO THE GRANTEE NAMED IS DONE PURSUANT TO AN IRC 1031 EXCHANGE.

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 14th day of June, 1999.


 STEVEN L. HANI

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 14th day of June, 1999, by Steven L. Hani.

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

