

MTC 48306-MG
WARRANTY DEED

Vol M89 Page 24563

WARRANTY DEED AND PAMELA J. CONNORS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
DONALD ARNOLD,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
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 pursuant to an IRC
1031 exchange on behalf of Grantor and/or Grantee.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address:

Dated this 18th day of June, 1999.

Wayne A. Connors
WAYNE A. CONNORS

Pamela J. Connors
PAMELA J. CONNORS

by: Wayne A. Connors, Attorney-in-fact
WAYNE A. CONNORS

STATE OF Oregon

SS. June 18 1999

COUNTY OF Klamath

Personally appeared the above named Wayne A. Connors individually and
as Attorney-in-Fact for Pamela J. Connors

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT48306-MG

Return to:

Donald Arnold

451 SO. FAIRVIEW

BURBANK, CA 91505

EXHIBIT "A"
LEGAL DESCRIPTION

24564

That portion of Lot 13 in Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Westerly corner of Lot 13, Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, on the Northeasterly line of Oregon Avenue; thence Northeasterly along the Westerly line of Lot 13, 98 feet; thence Southeasterly parallel with Oregon Avenue, 30 feet; thence Southwesterly parallel to the Westerly line of said Lot 13, 98 feet to Oregon Avenue; thence Northwesterly along Oregon Avenue 30 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 6/22/99, at 3:33 p. m.
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Linda Smith,
County Clerk Fee \$ 35 - RE