

BENNETT G. BROWN and JANICE I. BROWN, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 DON A. SCHNEIDER and TARA L. SCHNEIDER, as tenants by the entirety,
 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 \$ 259,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 8341 HIGHWAY 140 EAST, KLAMATH FALLS, OR 97603

Dated this 25 day of June, 1999.

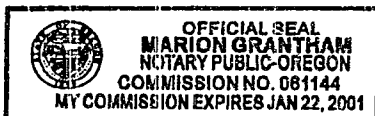
Bennett G. Brown
 BENNETT G. BROWN

Janice I. Brown
 JANICE I. BROWN

STATE OF Oregon SS. June 25 1999
 COUNTY OF Klamath

Personally appeared the above named Bennett G. Brown and
Janice I. Brown

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me

Marion Grantham
 Notary Public for Oregon
 My commission expires 1/22/01

ESCROW NO. MT48272-MG

Return to:

DON A. SCHNEIDER
 8341 HIGHWAY 140 EAST
 KLAMATH FALLS, OR 97603

EXHIBIT "A" LEGAL DESCRIPTION

A tract of land situated on Lot 4, JUNCTION ACRES, 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 Southeasterly corner of said Lot 4; thence North 71 degrees 16' 48" West, along the Southerly line of said Lot 4, 353.51 feet; thence North 07 degrees 21' 00" East 674.35 feet to the North line of said Lot 4; thence North 89 degrees 54' 00" East 250.28 feet to the Northeast corner of said Lot 4; thence South 00 degrees 07' 40" West, 782.70 feet to the point of beginning, with bearings based on Survey No. 4824, as filed with the Klamath County Surveyor.

State of Oregon, County of Klamath
Recorded 6/30/99, at 3:51 p.m.
In Vol. M99 Page 26260
Linda Smith,
County Clerk Fee \$ 35 KR