

1999 JUL 20 AM 11:03

NTC 46680-MG
WARRANTY DEED

Vol M99 Page 30413

CATHY KING,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

BRIAN L. FITTERER, A SINGLE MAN, AS TO A 30% TENANTS IN COMMON INTEREST, AND
ROSS PAT MCDANIEL AND JEANNETTE LOUISE MCDANIEL, A MARRIED COUPLE, AS TO A 70%
TENANTS IN COMMON INTEREST,

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
TAX ACCOUNT NO.: 3909-013AB-04801

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 THE GRANTOR AND/OR GRANTEE.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2472 CHAMBERS ROAD, SUITE 120, TUSTIN, CA 92780

Dated this 29 day of July, 1999


CATHY KING

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 29, 1999 by CATHY
KING.




(Notary Public for Oregon)

My commission expires 1/22/01

ESCROW NO. MT46680-MG

Return to:

LANCO EXCHANGE, INC. AS QUALIFIED INTERMEDIARY FOR BRIAN L. FITTER
2472 CHAMBERS ROAD, SUITE 120
TUSTIN, CA 92780

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 2 of MINOR LAND PARTITION 44-91 situated in the W 1/2 NE 1/4 Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and filed in the Klamath County Clerk's Office.

EXCEPTING THEREFROM that portion of the following described tract of land lying within the SW1/4 of the NE1/4:

A tract of land situated in the S1/2 of the NE1/4 of Section 13, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southwesterly corner of Parcel 2 of "Minor Land Partition 44-91," from which the 1/4 corner common to Section 12 and said Section 13 bears North 27 degrees 31' 04" West 1722.42 feet; thence along the boundary of said Parcel 2, North 35 degrees 00' 09" East 213.04 feet, North 89 degrees 42' 49" West 240.00 feet and North 42 degrees 54' 50" West 34.30 feet to a point on the North line of the easement as described in deed Volume 291, page 438 of the Klamath County Deed Records; thence South 89 degrees 42' 49" East, along said North line 670.27 feet to a point on the East line of the W1/2 of the NE1/4 of said Section 13; thence North 00 degrees 18' 23" East 4.51 feet to the NE 1/16 corner of said Section 13; thence South 89 degrees 56' 54" East, along the North line of the SE1/4 of the NE1/4 of said Section 13, 356.08 feet to a point on the Northerly line of that tract of land described in Deed Volume 308, page 618; thence South 72 degrees 58' 03" West, along said Northerly line, 516.80 feet; thence along the boundary of said Parcel 2, North 75 degrees 46' 50" West 128.10 feet and South 72 degrees 58' 03" West 279.15 feet to the point of beginning.

State of Oregon, County of Klamath
Recorded 7/30/99, at 11:03 a. m.
In Vol. M99 Page 30413

Linda Smith,
County Clerk

Fee \$ 35 - KR