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AMT-48977-LW

WARRANTY DEED

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MONTY STEVENS and KATHLEEN STEVENS, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES NELSON and LORINE NELSON, husband and wife,
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:

LOT 15, BLOCK 36 OF TRACT NO. 1184 OREGON SHORES-UNIT 2-FIRST ADDITION,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3507-017BA-03800

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
whosoever, 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 3,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 5147, FALLON, NV 89407

Dated this 18th day of August, 1999

MONTY STEVENS

KATHLEEN STEVENS

State of Oregon
County of KLAMATH

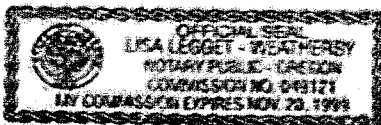
This instrument was acknowledged before me on August 18, 1999 by MONTY
AND KATHLEEN STEVENS.

(Notary Public for Oregon)

My commission expires 11/20/99

ESCROW NO. MT48977-LW

Return to:
JAMES NELSON
P.O. BOX 5147
FALLON, NV 89407



State of Oregon, County of Klamath
Recorded 8/18/99, at 11:28 a.m.
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Linda Smith,
County Clerk Fees 30- KL