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## WARRANTY DEED

Escrow NO.: 01050282  
 AFTER RECORDING RETURN TO:  
 Albert L. Pion  
 Elizabeth A. Simon  
P.O. Box 1039  
Keno, OR 97607 97627

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

FRED JAMES LUKONDI and PATRICIA GAYLE LUKONDI 1990 REVOCABLE TRUST, hereinafter called GRANTOR(S), convey(s) to ALBERT L. PION and ELIZABETH A. SIMON, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN . . . . .

"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, contracts and/or liens for irrigation and/or drainage,

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  
 \$24,000.00.

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 29th day of September 1999.

FRED JAMES LUKONDI and PATRICIA GAYLE LUKONDI 1990 REVOCABLE TRUST

Fred James Lukondi Patricia Gayle Lukondi  
 FRED JAMES LUKONDI / TRUSTEE PATRICIA GAYLE LUKONDI / TRUSTEE

STATE OF CALIFORNIA )  
 COUNTY OF Los Angeles ) ss.

on September 29th 1999 before me,  
Christine A. Diaz, Not Public, personally appeared

Fred James Lukondi and Patricia Gayle Lukondi

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same for the purposes and capacity(ies) stated therein, and that I, the undersigned, am a Notary Public in and for the State of California.

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Signature [Signature]  
My commission expires: Nov. 6, 1999

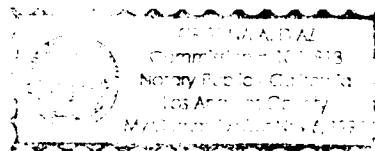


EXHIBIT "A"

A parcel of land situated in Lot 12, Block 3, Tract 1083, CEDAR TRAILS, Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin at the Northwest corner of said Lot 12, Block 3; thence North 89 degrees 49' 42" East 345.00 feet along the North line of Lot 12, Block 3 to a 1/2" iron pin at the Northeast corner of Lot 12, Block 3; thence South 00 degrees 02' 50" East 252.59 feet along the East line of Lot 12, Block 3 to a point; thence South 89 degrees 50' 00" West 345.00 feet to a point on the West line of Lot 12, Block 3; thence North 00 degrees 02' 50" West 252.56 feet along the West line of Lot 12, Block 3 to the point of beginning.

CODE 227 MAP 4008-2080 TL 4200

State of Oregon, County of Klamath  
Recorded 10/1/99, at 3:49 p.m.  
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Linda Smith,  
County Clerk Fee \$ 35.00