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WARRANTY DEED

State of Oregon, County of Klamath
 Recorded 11/12/99, at 3:00 p.m.
 In Vol. M99 Page 45163
 Linda Smith,
 County Clerk Fee \$ 30⁰⁰

ASPEN TITLE ESCROW NO.: 01050426

AFTER RECORDING RETURN TO:

MR. & MRS. SCHMITZ

800 Hillside Ave
Klamath Falls OR 97601

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

JACK W. DAYBELL and BONNIE P. DAYBELL, CO-TRUSTEES OF THE
 DAYBELL FAMILY TRUST DATED JULY 22, 1988, hereinafter called
 GRANTOR(S), convey(s) and warrants to MIGUEL A. SCHMITZ and
 JENNIFER A. SCHMITZ, Husband and Wife, hereinafter called
 GRANTEE(S), all that real property situated in the County of
 Klamath, State of Oregon, described as:

Lot 489, RUNNING Y RESORT, PHASE 5, in the County of Klamath,
 State of Oregon.

CODE 162 MAP 3808-10B0 TAX LOT 2900

"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
 \$115,000.00.

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 10th day of November 1999.

DAYBELL FAMILY TRUST DATED JULY 22, 1988

BY: JACK W. DAYBELL / TRUSTEE

BY: BONNIE P. DAYBELL / TRUTEE

STATE OF Washington, County of Pierce (Klamath) ss.

On November 10th, 1999, personally appeared Jack W. Daybell
 and Bonnie P. Daybell as Trustees for the Daybell Family
 who acknowledged the foregoing instrument to be their
 act and deed.

Crystal A. Woodbury-Smith
 Notary Public for State of Washington
 My Commission Expires: 1/21/2001

