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FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JUSTUS HOMES, INC, AN OREGON CORPORATION

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 6 of TRACT 1312, SPRINGCREST, according to the official plat
thereof on file in the office of the County Clerk of Klamath County,
Oregon

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 \$30,000.00

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6707 S. Sixth Street Klamath Falls OR 97601

Dated this 10th day of December, 1999.

FOOTHILLS PINNACLE, LLC, AN OREGON
LIMITED LIABILITY COMPANY

BY: Ron Loveness
RON LOVENESS, MEMBER

BY: Mary Lou Loveness
MARY LOU LOVENESS, MEMBER

BY: SEE ATTACHED SIGNATURE/NOTARY PAGE
LOREN LOVENESS, MEMBER

BY: SEE ATTACHED SIGNATURE/NOTARY PAGE
ELSIE LOVENESS, MEMBER

FOOTHILLS PINNACLE, LLC, AN OREGON
LIMITED LIABILITY COMPANY

BY: Melvin L. Stewart
MELVIN L. STEWART, MEMBER

BY: Mary Lou Stewart
MARY LOU STEWART, MEMBER

BY: David R. Sporrer
DAVID R. SPORRER, MEMBER

BY: William C. Ransom
WILLIAM RANSOM, MEMBER

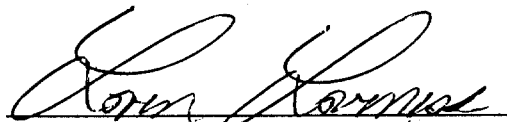
BY: Lee J. Smith
LEE J. SMITH, MEMBER

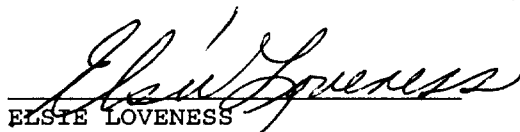
Return to:

JoAnna L. Justus
6707 S. Sixth Street
Klamath Falls OR 97601

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SIGNATURE PAGE
FOR WARRANTY DEED


LOREN LOVENESS


ELSIE LOVENESS


STATE OF Arizona COUNTY OF Maricopa

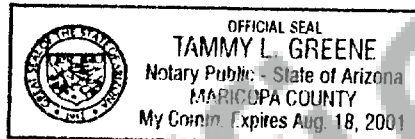
This instrument was acknowledged before me on DECEMBER 17, 1999

by LOREN LOVENESS AND ELSIE LOVENESS

as _____

of _____


Notary Public for the State of AZ
My commission expires: _____



Unofficial Copy

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON, COUNTY OF KLAMATH) ss.

This instrument was acknowledged before me on December 13, 1999

by MELVIN L. STEWART & MARY LOU STEWART

as MEMBERS

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY

Kristil L. Redd
Notary Public for Oregon
My Commission Expires: 11/16/2003



NOTARY ACKNOWLEDGEMENT

STATE OF OREGON, COUNTY OF KLAMATH) ss.

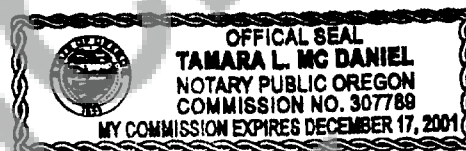
This instrument was acknowledged before me on DECEMBER 10, 1999

by RON LOVENESS, MARY LOU LOVENESS, AND WILLIAM RANSOM

as MEMBERS

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY

Tamara L. McDaniel
Notary Public for OREGON
My Commission Expires: 12/17/01



NOTARY ACKNOWLEDGEMENT

STATE OF OREGON, COUNTY OF KLAMATH) ss.

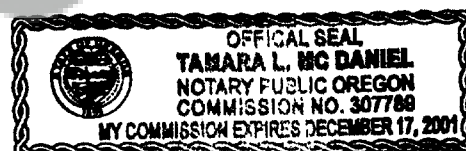
This instrument was acknowledged before me on DECEMBER 15, 1999

by LEE J. SMITH

as MEMBERS

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY

Tamara L. McDaniel
Notary Public for OREGON
My Commission Expires: 12/17/01



NOTARY ACKNOWLEDGEMENT

STATE OF Oregon, COUNTY OF Klamath) ss.

This instrument was acknowledged before me on December 17, 1999

by DAVID R. SPORRER

as MEMBER

of FOOTHILLS PINNACLE, LLC, AN OREGON LIMITED LIABILITY COMPANY

Marion Grant Ham
Notary Public for Oregon
My Commission Expires: 1/22/01



ESCROW NO.

AFTER RECORDING RETURN TO:

State of Oregon, County of Klamath
Recorded 1/11/00, at 3:15 p.m.
In Vol. M00 Page 999
Linda Smith,
County Clerk Fee \$ 3.00