

NEIL M. WALLE and JENNY M. LEE-WALLE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES DAVID SELIM and KAREN WILSON SELIM, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE
ACCT# 3809-15B0-400 KEY# 880425

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 350,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3434 NORTH RIDGE DRIVE, KLAMATH FALLS, OR 97601

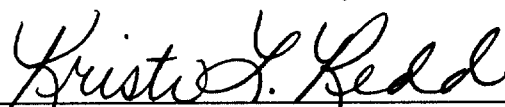
Dated this 10th day of July, 2000.


NEIL M. WALLE


JENNY M. LEE-WALLE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on July 10, 2000 by NEIL
M. WALLE AND JENNY M. LEE-WALLE.


(Notary Public for Oregon)

My commission expires 11/16/2003

ESCROW NO. MT51296-KR

Return to:

JAMES DAVID SELIM
3434 NORTH RIDGE DRIVE
KLAMATH FALLS, OR 97601



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

Lot 13, TRACT 1306 - SECOND ADDITION TO NORTH RIDGE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A portion of Lot 14 of "Tract 1306 - Second Addition to North Ridge Estates", situated in the NW1/4 of Section 15, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Westerly right of way line of North Ridge Drive, said point being the corner common to said Lots 13 and 14, as marked by a 5/8 inch iron pin with Tru-Line Surveying, Inc. plastic cap; thence South 79 degrees 30' 47" West 239.80 feet; thence North 87 degrees 40' 18" West 302.35 feet to the Northwest corner of said Lot 14; thence North 86 degrees 39' 47" East 538.81 feet to the point of beginning, with bearings based on said "Tract 1306 - Second Addition to North Ridge Estates", on file at the Office of the Klamath County Surveyor. Also referred to as "Property Line Adjustment 20-00".

State of Oregon, County of Klamath
Recorded 07/14/00, at 11:27 a.m.
In Vol. M00 Page 25698
Linda Smith,
County Clerk Fee \$ 26.00