



WARRANTY DEED

Vol MQ1 Page 5684

ASPEN TITLE & ESCROW #010552403
 AFTER RECORDING RETURN TO:
 SCOTT A. KEIFFER
 1504 HOMEDALE ROAD
 KLAMATH FALLS, OREGON 97603

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

JOHN J. KEIFFER AND BARBARA J. KEIFFER,
 hereinafter called GRANTOR(S), convey(s) and warrants to
 SCOTT A. KEIFFER,
 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."

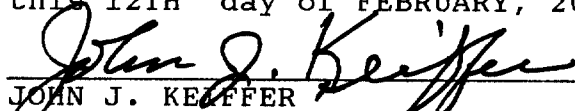
and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except covenants, conditions,
 restrictions, reservations, rights, rights of way and easements
 of record, if any, and apparent upon the land, contracts and/or
 liens for irrigation and/or drainage,

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
 \$25,000.00.

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 12TH day of FEBRUARY, 2001


 JOHN J. KEIFFER


 BARBARA J. KEIFFER

STATE OF OREGON, County of Klamath)ss.

On FEBRUARY 12, 2001, personally appeared JOHN J. KEIFFER AND
 BARBARA J. KEIFFER, who acknowledged the foregoing instrument
 to be THEIR voluntary act and deed.


 Notary Public for OREGON
 My Commission Expires: NOVEMBER 01, 2004

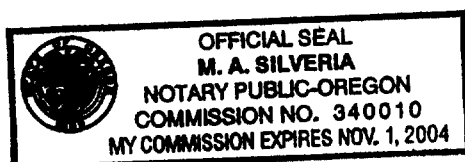


EXHIBIT "A"

The N 1/2 of the following described property:

Beginning at a point 278.4 feet North of the Southwest corner of Tract No. 63, FAIR ACRES SUBDIVISION NO. 1; thence East to the East line of Tract No. 63; thence North 139.2 feet; thence West to the West line of said Tract No. 63; thence South 139.2 feet to the point of beginning. LESS the Easterly 5.0 feet conveyed to Klamath County, Oregon, by deed recorded in Volume 349 at Page 511, Deed Records of Klamath County, Oregon.

CODE 41 MAP 3809-35DC TL 700

BAK
J.S.K.
BAK

State of Oregon, County of Klamath
Recorded 02/13/01, at 10:42 a.m.
In Vol. M01 Page 5684
Linda Smith,
County Clerk Fee \$ 26.00