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WARRANTY DEED

ASPEN TITLE ESCROW NO. 01052408

AFTER RECORDING RETURN TO: Mr. and Mrs. Jose Moreno Franco

2450 Garden Klamath Fulls, OR, 97601

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

THE DION EB LAND TRUST, DATED MAY, 1999, JOHN KING, SUCCESSOR TRUSTEE, hereinafter called GRANTOR(S), convey(s) and warrants to JOSE MORENO FRANCO and MARTINA DE DIOS DE MORENO, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described

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

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND M REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE MA. 1) 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, Trust Deed, including the terms and conditions thereof, recorded May 4 , 2001, in Book M-01 at Page 20542 , in favor of Bruce E. Brink, in Mortgage Records of Klamath County, Oregon, which Trust Deed the Grantees herein DO NOT agree to assume and pay and Grantor hereby holds Grantees harmless therefrom, and Grantor herein warrants that this Trust Deed will be paid in full prior to or at the time of payment in full of the All-inclusive Trust Deed between Grantor and Grantee herein which is being recorded immediately subsequent to the recording of this Deed., 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 \$12,000.00.

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 22nd day of April, 2001.

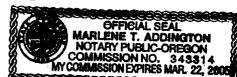
THE DION EB LAND TRUST, DATED MAY, 1999

BY: Ling - Trustee
JOHN KING, SUCCESSOR TRUSTEE

STATE OF OREGON, County of Klamath)ss.

On April 24 On April 24, 2001, personally appeared John King as Successpr Trustee of The Dion Eb Land Trust, May, 1999.

Notary Public for Oregon
My Commission Expires: March 22, 2005



## EXHIBIT "A"

A portion of Lots 25 and 26, Block 11, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Southeasterly corner of the said Lot 25; thence Northerly along the Easterly boundaries of the said Lots 25 and 26, 58.0 feet; thence Northwesterly along the Northeasterly boundary of the said Lot 26, 21.00 feet, more or less, to a point in a line parallel with and 29.00 feet distant at right angles Southeasterly from the Northwesterly boundaries of the said Lots 25 and 26; thence Southwesterly along said parallel line, 85.62 feet, more or less, to a point in the Southerly boundary of the said Lot 25; thence Easterly along the said Southerly boundary of Lot 25, 66.57 feet, more or less, to the point of beginning.

CODE 1 MAP 3809-33BA TL 11900

State of Oregon, County of Klamath Recorded 05/04/01, at 2:24 p.m. In Vol. M01 Page 20548 Linda Smith, County Clerk Fee\$ 26