



THIS SPACE RESERVED FOR RECORDER'S USE

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After recording return to:

NIMEH DAIBES

2820 BIEHN STREET

KLAMATH FALLS, OR 97601

Until a change is requested all
tax statements shall be sent to
the following address:

NIMEH DAIBES

2820 BIEHN STREET

KLAMATH FALLS, OR 97601

Escrow No. MT55992-MS

Title No. _____

State of Oregon, County of Klamath

Recorded 02/08/2002 11:02 a. m.

Vol M02, Pg 7643-44

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

'02 FEB 8 AM 11:02

mtc 55992 - ms
WARRANTY DEED

MONTI'S CONSTRUCTION, INC. ORPORATED AKA MONTI'S CONSTRUCTION, INC., AS TO AN UNDIVIDED 1/2 INTEREST, AND THOMAS W. MCGOWAN AND BARBARA MCGOWAN, AS TENANTS BY THE ENTIRETY, AS TO AN UNDIVIDED 1/2 INTEREST, AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell, warrant and convey to: NIMEH DAIBES and NAJAT DAIBES, 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
696009 3809-020DB-00800-000

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.

The true and actual consideration for this conveyance is \$ 400,000.00.

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.

Dated this 6th day of February, 2002.

MONTI'S CONSTRUCTION, INC.

BY: Martin I. Monti
MARTIN I. MONTI, PRESIDENT

BY: James J. Monti
JAMES J. MONTI, SECRETARY

Thomas W. McGowan
THOMAS W. MC GOWAN

Barbara McGowan
BARBARA MC GOWAN

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on February 6, 2002 by MARTIN I. MONTI AS PRESIDENT AND JAMES J. MONTI AS SECRETARY OF MONTI'S CONSTRUCTION, INC., AN OREGON CORPORATION AND THOMAS W. MC GOWAN AND BARBARA MC GOWAN.

Marjorie A Stuart
(Notary Public for Oregon)

My commission expires 12-20-02

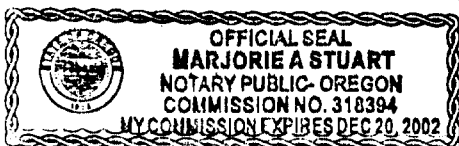


EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property situate in Klamath County, Oregon.

A parcel of land situated in the NW1/4 SE1/4 of Section 20, Township 38 South, Range 9 East of the Willamette Meridian, and being a portion of Vacated Block 7, ELDORADO HEIGHTS ADDITION to the City of Klamath Falls, Oregon, being more particularly described as follows:

Beginning at a 5/8 inch iron rod on the Northerly right of way line of Eldorado Boulevard, said point being Southeasterly 104.69 feet, along the arc of a curve concave to the Southwest having a radius of 756.26 feet, from a 1 inch iron pipe marking the Southeasterly corner of Lot 19, Block 8 of said addition; thence North 49 degrees 03' 38" East a distance of 119.99 feet to a point on the Northeasterly line of Lot 3 of said Block 7; thence South 32 degrees 04' 46" East a distance of 193.24 feet along the mid-block line of said Block 7; thence South 58 degrees 02' 22" West a distance of 109.66 feet to the Northerly right of way line of Eldorado Boulevard; thence North 31 degrees 57' 38" West a distance of 57.42 feet along said Northerly right of way to the beginning of a curve concave to the Southwest having a radius of 756.26 feet, (a radial bearing from said point being South 57 degrees 58' 06" West.).