



WESTERN

TITLE & ESCROW COMPANY

Aspen 56981

WARRANTY DEED -- STATUTORY FORM

HAROLD ELLIOT, an individual, Grantor,

conveys and warrants to

SAMUEL GRIPPI and ROBIN FRANK, not as tenants in common, but with the right of survivorship, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

LOT 10, BLOCK 1, TRACT NO. 1204, LITTLE RIVER RANCH, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Account No(s): R699373

Map/Tax Lot No(s): 2309-002AO-1200-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$48,950.00 .

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 30 day of April, 2003.

Harold Elliot
HAROLD ELLIOT

STATE OF OREGON, COUNTY OF DESCHUTES) SS.

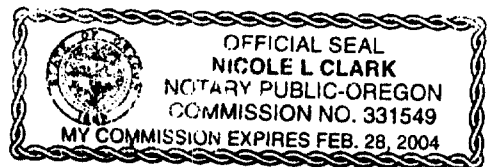
This instrument was acknowledged before me on April 30, 2003 by HAROLD ELLIOT.

Nicole L. Clark

(Notary Public for Oregon)

My commission expires 2/28/04

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739



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

SAMUEL GRIPPI & ROBIN FRANK
5945 RANGER ROAD #12
RENO, NV 89506

TITLE NO. 00056981
ESCROW NO. 14-0024703

State of Oregon, County of Klamath
Recorded 05/06/2003 2:29 p m.
Vol M03 Pg 30059
Linda Smith, County Clerk
Fee \$ 2.00 # of Pgs 1

16 PM 2:29

21A