

After Recording Return to:

SEBASTIAN ULLOA

1252 No. Formosa - Unit 2
West Hollywood, CA. 90046

Until a change is requested all tax statements
Shall be sent to the address shown above.

State of Oregon, County of Klamath

Recorded 05/13/2003 2:39 P m.

Vol M03 Pg 32015-16

Linda Smith, County Clerk

Fee \$ 2600 # of Pgs 2

WARRANTY DEED
(INDIVIDUAL)

ERWIN C. MC NEILLY and SUSAN K. MC NEILLY, husband and wife, herein called Grantors, convey(s) to SEBASTIAN ULLOA, as Grantee, all that real property situated in the County of KLAMATH, State of Oregon, described as:

See Exhibit A attached hereto and made a part hereof.

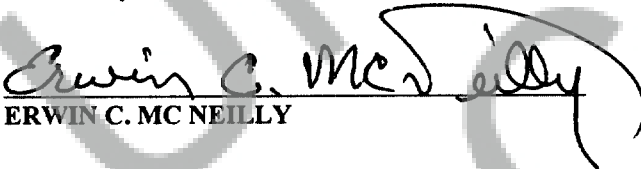
And covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage AND a Trust Deed, including the terms and provisions thereof dated September 1, 1995, recorded September 5, 1995, in Book M-95, Page 23853, Mortgage records of Klamath County, Oregon and a Conditional Assignment of Rents, which Trust Deed and Conditional Assignment of Rents the Grantee herein does not agree to assume and pay, and Grantor hereby holds Grantee harmless therefrom. And Grantor further states that said Trust Deed and Conditional Assignment of Rents shall be paid in full at the time of, or prior to, payment in full of the All-inclusive Note from Grantee herein in favor of Grantor herein secured by the All-inclusive Trust Deed 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 **\$65,000.00.**
(here comply with the requirements of ORS 93.930)

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.

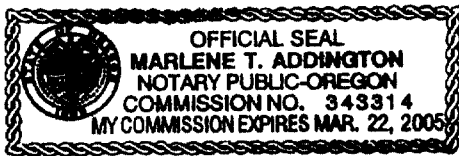
Dated: May 1, 2003


ERWIN C. MC NEILLY

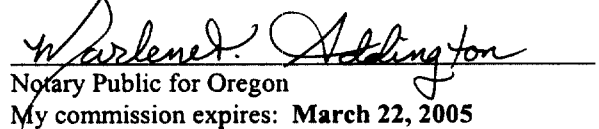

SUSAN K. MC NEILLY

STATE OF OREGON, County of Klamath) ss.

On May 7, 2003 personally appeared the above named Erwin C. Mc Neilly and Susan K. Mc Neilly, who acknowledged the foregoing instrument to be his voluntary act and deed.



Before me:


Notary Public for Oregon
My commission expires: **March 22, 2005**

This Document is recorded at the request of:
Aspen Title & Escrow, Inc.
525 Main Street
Klamath Falls, OR 97601
Order No.: 00056367

A parcel of land in Lot 29, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of said Lot 29; thence Southeasterly along the Northerly line of said Lot 29, a distance of 8.4 feet; thence Southwesterly a distance of 12.3 feet, more or less, to the West line of said Lot 29, to a point which is 14.9 feet South from the point of beginning; thence North 14.9 feet to the point of beginning.

ALSO Lot 30, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon. EXCEPT a tract of land more particularly described as follows:

Beginning at the Southeast corner of said Lot 30; thence West along the South line of said Lot 30 a distance of 8 feet; thence Northeasterly a distance of 37.1 feet, more or less, to a point on the East line of said Lot 30, which is 36 feet North of the point of beginning; thence South 36 feet to the point of beginning.

ALSO Lot 31, Block 14, INDUSTRIAL ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.