

Aspen Escrow
WARRANTY DEED -- STATUTORY FORM

JOHN D. HITCHENS, JR., an individual, Grantor,

conveys and warrants to

GARY L. JUNE, an individual, Grantee,

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

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No(s): R151837

Map/Tax Lot No(s): R2409017B000400000

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 \$80,000.00 .

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.

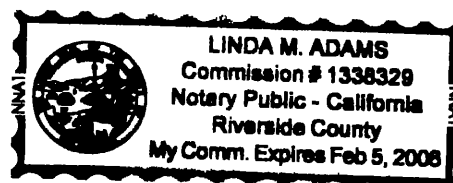
Dated this 11th day of December, 2003.

John D. Hitchens Jr
JOHN D. HITCHENS, JR.

CALIFORNIA
STATE OF ~~MICHIGAN~~, COUNTY OF RIVERSIDE) SS.

This instrument was acknowledged before me on December 11, 2003 by JOHN D. HITCHENS, JR..

Linda M. Adams
(Notary Public)
My commission expires 2-5-06



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:

GARY L. JUNE
268 SOUTH BLVD.
UPPER GRANDVIEW, NY 10960

TITLE NO. 00058062
ESCROW NO. 14-0070003

26A

Exhibit A

A tract of land situated in the NW 1/4 of Section 17, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of Section 17, Township 24 South, Range 9 East of the Willamette Meridian; thence East 1320 feet along the North line of the NW 1/4 of Section 17; thence South 875 feet to the true point of beginning; thence South 28° 28' West 511 feet; thence South 28° 49' West 373 feet; thence South 44° 18' West 640 feet; thence South 38° 31' West 316 feet to the Southerly line of said NW 1/4; thence East at said Southerly line to the center thread of the Little Deschutes River; thence following the said center thread in a Northerly direction to its intersection with the Northerly line of Kokanee Lane (now known as Houser Lane) in the Plat of Roberts River Acres, if said lane was extended Northwesterly; also intersecting the South line of an instrument recorded in Book M-67 at Page 6469; thence Westerly at the South line of said instrument to the point of beginning.

ALSO an easement for ingress and egress over Kokanee Lane (now known as Houser Lane)