

\* \* W A R R A N T Y   D E E D \* \*  
(STATUTORY FORM)

WE, CECIL L. JAMES and MILDRED D. JAMES, husband and wife (Grantors), do grant, release, convey and warrant to CECIL JAMES and MILDRED JAMES, TRUSTEES of the JAMES FAMILY TRUST, u.a.d. JUNE 21, 1993 (Grantees), the following described real property situated in KLAMATH COUNTY in the State of OREGON, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF.

The said property is free from encumbrances except: Covenants, conditions, restrictions, liens and easements of record.

The true CONSIDERATION for this conveyance is NONE. The Transfer is to Inter Vivos Trust of CECIL JAMES and MILDRED JAMES.

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 USES.

Dated this 21st day of JUNE, 1993.

Cecil L. James  
CECIL L. JAMES

Mildred D. James  
MILDRED D. JAMES

STATE OF OREGON                    )  
  ) ss.  
County of KLAMATH                )

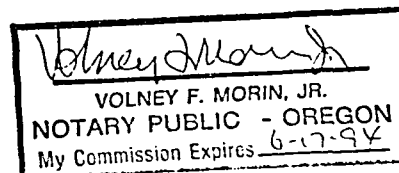
On this 21st day of JUNE, 1993, personally appeared the above named CECIL L. JAMES and MILDRED D. JAMES, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

MAIL RECORDED DEED and, until a change is requested, all TAX STATEMENTS to:

MR. & MRS. CECIL L. JAMES  
1744 KIMBERLY DRIVE  
KLAMATH FALLS, OR 97603

WARRANTY DEED - PAGE 1



(Notary Seal)

A parcel of property located in Lot 4, Block 12, FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Lot 4; thence East along the North line of said Lot 4, a distance of 102.13 feet to the Northeast corner of said Lot 4; thence South 05 degrees 06' 18" East along the East line of said Lot 4, a distance of 55.69 feet; thence South 84 degrees 53' 42" West a distance of 107.51 feet, to a point on the West line of said Lot 4; thence North, along the West line of said Lot 4, a distance of 65.04 feet to the point of beginning.

State of OREGON                   )  
County of KLAMATH               ) ss.

I certify that the within instrument was received for record on the 24th day of June, 1993 at 10:45 O'clock A.M. and recorded in book/reel/ volume No. M93 on page 14967 or as fee/file/ instrument/microfilm/reception No. 63566, Record of Deeds of said County.

|                                   |       |
|-----------------------------------|-------|
| <u>Evelyn Biehn, County Clerk</u> |       |
| Name                              | Title |

Fee \$35.00