



ATC 05041373

WARRANTY DEED

AFTER RECORDING RETURN TO:
WILLIAM V. HILL, SR.
LILLIAN M. HILL
3286 E. LANGELL VALLEY ROAD
BONANZA, OREGON 97623

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

RAY F. MOSS AND DENISE MOSS, hereinafter called GRANTOR(S),
convey(s) to WILLIAM V. HILL, SR. AND LILLIAN M. HILL TRUST
DATED JULY 15, 1991 WILLIAM V. HILL, SR. TRUSTEE AND LILLIAN M.
HILL, TRUSTEE hereafter called GRANTEE(S), all that real
property situated in the County of KLAMATH, State of Oregon,
described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND
MADE A PART HEREOF AS THOUGHT FULLY SET FORTH HEREIN.

CODE 11 MAP 3911-1000 TAX LOT 2700
CODE 56 MAP 3911-1000 TAX LOT 2800
CODE 56 MAP 3911-1000 TAX LOT 3300
CODE 56 MAP 3911-1500 TAX LOT 100

"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 30.390."

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,

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
\$88,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 21 day of March, 1994.

Ray F. Moss
RAY F. MOSS

Denise Moss
DENISE MOSS

STATE OF OREGON)

County of KLAMATH) ss.)

The foregoing instrument was acknowledged before me this 21st
day of March, 1994, by RAY F. MOSS AND DENISE MOSS.

Before me: Genine Johnson
Notary Public for OREGON
Commission No. 018718
My Commission Expires: 9/28/96

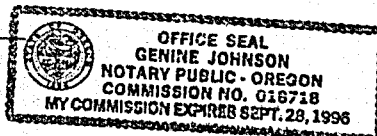


EXHIBIT "A"

PARCEL 1:

The Easterly 142.5 feet of Block 50A, all of Blocks 50B, 59B, 59A, 59C, 60A and 60B, EAST BONANZA, in the County of Klamath, State of Oregon.

SAVING AND EXCEPTING THEREFROM those portions thereof conveyed to Lost River Cemetery Association, Inc., by Deed recorded December 16, 1949 in Book 236 at Page 572, Deed Records of Klamath County, Oregon.

PARCEL 2:

A parcel of land located in the SE 1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the point of intersection of the Easterly line of West Park Street of East Bonanza, Oregon, with the South line of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, said point of beginning being 1890 feet West of the Southeast corner of said Section 10; thence North along the East line of said West Park Street, 810 feet to a point; thence East at right angles to West Park Street, 250 feet to a point; thence North 30 feet to a point; thence East 80 feet to a point; thence South 30 feet to a point; thence East 70 feet to a point; thence South 300 feet to a point; thence East 290 feet to a point; thence South 510 feet, more or less to the Southerly line of said Section 10; thence West along said Section line 690 feet more or less to the point of beginning.

EXHIBIT "A" CONTINUED

PARCEL 3:

A parcel of land situate in the NE 1/4 NE 1/4 of Section 15, Township 39 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at an iron pin on the North line of Section 15, Township 39 South, Range 11 East of the Willamette Meridian from which the Northeast corner of said Section 15 bears South 89 degrees 06' 20" East 531.7 feet distant; thence South 0 degrees 05' 30" East 184.55 feet to an iron pin; thence North 89 degrees 40' 50" West 788.4 feet to an iron pin; thence North 0 degrees 08' 40" East 192.45 feet, more or less, to a point on the North line of said Section 15; thence South 89 degrees 06' 20" East 787.7 feet, more or less along the North line of said Section 15, to the point of beginning.

CODE 11 MAP 3911-10DO TL 2700
CODE 56 MAP 3911-10DO TL 2800
CODE 56 MAP 3911-10DO TL 3300
CODE 56 MAP 3911-1500 TL 100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 22nd day
of March A.D., 19 94 at 10:49 o'clock A M., and duly recorded in Vol. M94,
of Deeds on Page 8499.

FEE \$40.00

Evelyn Biehn County Clerk

By Carlene Mullendore