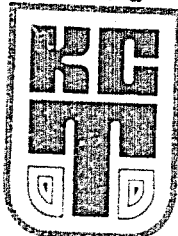


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KLAMATH COUNTY TITLE COMPANY

Vol. 1994 Page 11419

K-46404

STATUTORY WARRANTY DEED
 (Individual or Corporation)

JOHN W. JAMES AND GAYLE JAMES

conveys and warrants to ANNABEL INGALLS, TRUSTEE OF THE ANNABEL INGALLS TRUST CREATED, Grantor,
FEBRUARY 7, 1993
 the following described real property in the County of KLAMATH and State of Oregon, Grantee.

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

This property is free of liens and encumbrances, EXCEPT Reservations and restrictions of record, rights of ways and easements of record, and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 10,500.00 (Here comply with the requirements of ORS 93.030*).

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED ***AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.050.**
 APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 18TH day of APRIL 19 94. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

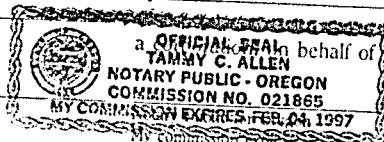
John W. James
 JOHN W. JAMES

Gayle James
 GAYLE JAMES

STATE OF OREGON, County of KLAMATH)ss.
 The foregoing instrument was acknowledged before me
 this 15TH day of APRIL 19 94
 by JOHN W. JAMES AND GAYLE JAMES

CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and _____

Tammy C. Allen
 Notary Public for Oregon
 My commission expires: 2/4/97



After recording return to:

Annabel Ingalls Trust
 29623 E Rainbow Rd.
 Klamath Falls, OR 97601
 NAME, ADDRESS, ZIP

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

Annabel Ingalls Trust
 29623 E Rainbow Rd.
 Klamath Falls, OR 97601

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

The following real property situate in Klamath County, Oregon.

PARCEL 1: Parcel #14 PINE CONE ADDITION, described as:

Starting from the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, T. 36 S., R. 6 E.W.M.; thence S. 89°50' E., a distance of 60.05 feet; thence South 2°36'12" W. a distance of 485.33 feet; thence East a distance of 151.99 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 75 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 75 feet more or less to the point of beginning.

PARCEL 2: Parcel #15 PINE CONE ADDITION, described as:

Starting from the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$, Section 3, T. 36 S., R. 6 E.W.M.; thence S. 89°50' E., a distance of 60.05 feet; thence South 2°36'12" W. a distance of 485.33 feet; thence East a distance of 76.99 feet to an iron pin, the point of beginning; thence South, a distance of 125 feet to an iron pin; thence East, a distance of 75 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 75 feet more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title co the 18th day of April A.D. 19 94 at 11:44 o'clock A M., and duly recorded in Vol. M94, of Deeds on Page 11419.

FEE \$35.00

Evelyn Biehn - County Clerk

By Pauline Miller