

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LEON WALL AND NAOMI M. WALL, TRUSTEES OF THE LEON AND NAOMI M. WALL LIVING TRUST hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT, HUSBAND AND WIFE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

Lot 11 and 14, VILLA SAINT CLAIR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 1st day of April, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
County of _____) ss.
_____, 19 ____.

Leon Wall
LEON WALL, TRUSTEE

Naomi M. Wall
NAOMI M. WALL, TRUSTEE

Personally appeared the above named _____
LEON WALL AND NAOMI M. WALL AS TRUSTEES
OF THE LEON AND NAOMI M. WALL LIVING TRUST

_____ and acknowledged the foregoing instrument
to be _____ voluntary act and deed.

Before me:

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

_____, 19 ___, by _____,

_____, president, and by _____,

_____, secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____ (SEAL)

TRUSTEES OF THE LEON AND NAOMI M. WALL LIVING TRUST

GRANTOR'S NAME AND ADDRESS
LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT
1930 ROUND LAKE ROAD
KLAMATH FALLS, OR 97601
GRANTEE'S NAME AND ADDRESS
LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT
1930 ROUND LAKE ROAD
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP
LESLIE E. NORTHCUTT AND NORMA V. NORTHCUTT
1930 ROUND LAKE ROAD
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of _____

I certify that the within instrument was

received for record on the _____

day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____,

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By Annette Mueller Recording Officer

Deputy

State of California

County of Lake

} SS.

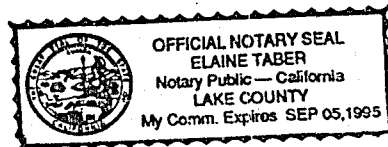
Title or Type of Document: Warranty DeedNumber of Pages 1 Date of Document 4-1-94

Signer(s) Other than named below _____

On April 12, 1994 before me, Elaine Taber,
 Notary Public, personally appeared Leon Wall & Naomi M. Wall **
 personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose
 name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the
 same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
 person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

** AS TRUSTEES OF THE LEON AND NAOMI M. WALL LIVING TRUST

WITNESS my hand and official seal.

Signature Elaine Taber (Seal)

FD-1 (Revised 11/92)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 6th day
 of May A.D., 19 94 at 3:37 o'clock P M., and duly recorded in Vol. M94,
 of Deeds on Page 14451.

FEE \$35.00

Evelyn Biehn County Clerk
 By Annette Mueller