

WARRANTY DEED

Julian Eccles and Peggie Parker Eccles, husband and wife, Grantors, conveys and warrants to Julian W. Eccles, Trustee of the Julian W. Eccles Trust dated October 4, 1993, and amendments thereto, an undivided one-half interest, and Peggie P. Eccles, Trustee of the Peggie P. Eccles Trust dated October 4, 1993, and amendments thereto, an undivided one-half interest, as tenants in common, Grantees, the following described real property located in Klamath County, Oregon, to-wit:

Lot 38 and Lot 39, Loma Linda Heights, in the City of Klamath Falls, Klamath County, Oregon.

SUBJECT TO: Reservations, conditions and recitals in deed from United States of America to John F. Glubrecht, et ux, recorded February 21, 1955 in Vol. 272 at page 375 of Klamath County, Oregon Deed Records; Declaration of Conditions and Restrictions executed by John T. Glubrecht, et ux, to the public recorded August 5, 1955, in Vol. 276 at page 330 as amended by Amendment to Declaration of Conditions and Restrictions executed by John F. Glubrecht et al, recorded in Vol. 280 at page 263 of Klamath County, Oregon Deed Records; Reservations and Conditions as to set back lines and easements set out in the dedication and on the plat of Loma Linda Heights; Agreement as to Hot Water well benefitting the premises as set out in Agreement recorded October 4, 1955 (in Vol. 278 at page 94, of Klamath County, Oregon Deed Records; Transmission facility easement granted to the California Oregon Power Co. by instrument recorded December 17, 1956 in Vol. 288 at page 506 of Klamath County, Oregon Deed Records, said Easement covering the Southwesterly eight feet of said premises and prohibiting the erection of buildings, fences and other structures, and also prohibiting the planting of trees within the right of way; and to that certain mortgage from G. Clifton Baxter, a single man, as Mortgagor, to First Federal Savings and Loan Association of Klamath Falls, as Mortgagee, dated November 7, 1958 and recorded the same day in Vol. 186 at page 220 of Klamath County, Oregon Mortgage Records, which said mortgage the grantees assume and agree to pay according to its terms as the same comes due.

There is no true and actual consideration for this conveyance, it is done for the purposes of estate planning.

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 PERSONS 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.

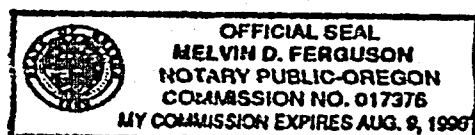
Dated this 19 day of May, 1994.

GRANTOR

Julian W. Eccles
Julian W. Eccles
Peggie P. Eccles
Peggie P. Eccles

STATE OF OREGON)
County of Klamath) ss.

Personally appeared the above-named Julian W. Eccles and Peggie P. Eccles, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Melvin D. Ferguson
Notary Public for Oregon
My Commission Expires: 8/9/96

After recording, mail to:

Julian W. Eccles and Peggie P. Eccles
909 Loma Linda
Klamath Falls, Oregon 97601

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STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Melvin D. Ferguson
on this 20th day of May A.D., 19 94
at 3:43 o'clock P M. and duly recorded
in Vol. M94 of Deeds Page 16009
Evelyn Biehn County Clerk
By Melvin D. Ferguson Deputy.
Fee, \$30.00