

85075

WARRANTY DEED

LESLIE A. WILSON and VALERIE A. WILSON, Husband and Wife, hereinafter called Grantor, conveys and warrants to VALERIE A. WILSON and LESLIE A. WILSON as Trustee of the Leslie A. Wilson and Valerie A. Wilson Family Trust, executed the 26 day of July, 1994, Grantees, the following described real property situated in Klamath County, State of Oregon:

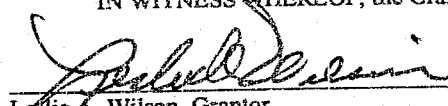
For description see Exhibit "A" attached hereto and by reference made a part hereof.

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

"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."

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 26 day of July, 1994.



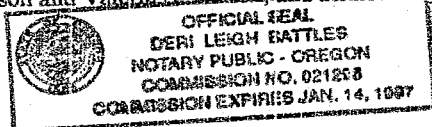
Leslie A. Wilson, Grantor

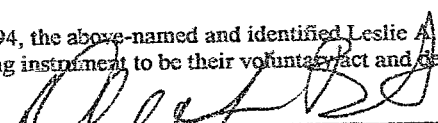


Valerie A. Wilson, Grantor

STATE OF OREGON)
) ss
County of Deschutes)

Personally appeared before me this 26 day of July, 1994, the above-named and identified Leslie A. Wilson and Valerie A. Wilson, and acknowledged the foregoing instrument to be their voluntary act and deed.





Notary Public for Oregon
My Commission Expires: 1-14-97

Until a change is requested,
send tax statements to:

No Change

After recording, return to:
Leslie A. Wilson
HC 76, Box 1007
La Pine, OR 97739

Warranty Deed

350

EXHIBIT A

Lot Three (3), Block Seven (7), WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION

SUBJECT TO: Easements, restrictions and declarations of record including but not limited to the following:

1. Declarations, restrictions, protective covenants and conditions for Wagon Trail Ranch recorded in Volume M72, page 9766, and declaration subjecting Wagon Trail Acreages Number One, Second Addition to the declarations, restrictions, protective covenants and conditions of Wagon Trail Ranch recorded in Volume M75, page 8741, Deed records of Klamath County, Oregon.

2. Easements as shown on the official plat.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Leslie A. Wilson the 29th day
of July A.D., 19 94 at 2:16 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 23310.

FEE \$35.00

Evelyn Biehn - County Clerk

By *Christine Nielsen*

Warranty Deed