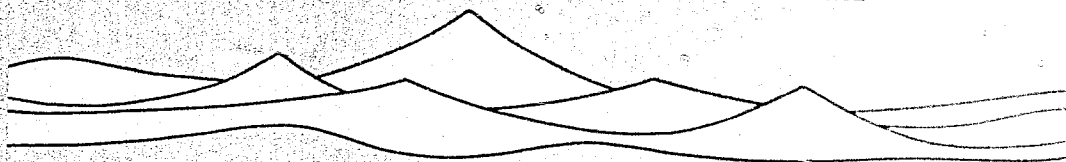


WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That LYNN L. REED

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LANNY WOLLASTON and ROBERTA WOLLASTON, 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: SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE



# 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 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 \$ 22,000.00

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 31st day of January, 19 95; 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 Klamath  
January 31, 19 95.

Personally appeared the above named LYNN L. REED

LYNN L. REED

*[Handwritten signature of Lynn L. Reed]*

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

Before me: *[Handwritten signature of Marjorie A. Stuart]*  
Notary Public for Oregon  
My commission expires: 12-20-98



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)

LYNN L. REED

GRANTOR'S NAME AND ADDRESS

LANNY WOLLASTON and ROBERTA WOLLASTON  
P.O. BOX 491628  
REDDING, CA 96049

GRANTEE'S NAME AND ADDRESS

After recording return to:  
LANNY WOLLASTON and ROBERTA WOLLASTON  
P.O. BOX 491628  
REDDING, CA 96049

NAME, ADDRESS, ZIP

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

LANNY WOLLASTON and ROBERTA WOLLASTON  
P.O. BOX 491628  
REDDING, CA 96049

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

EXHIBIT "A"  
LEGAL DESCRIPTION

2603

A portion of the E1/2 of the NE1/4 of the NE1/4 of Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of the NE1/4 NE1/4 of said Section 22, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East line of said NE1/4 NE1/4 a distance of 264 feet; thence West a distance of 330 feet; thence North parallel to the East line of said NE1/4 NE1/4 a distance of 264 feet to the North line of said Section 22; thence East a distance of 330 feet to the point of beginning.

SAVING AND EXCEPTING the Southerly 30 feet thereof.

ALSO SAVING AND EXCEPTING THEREFROM that portion lying within the right of way of the Klamath Falls Lakeview Hwy 20 and Yellow Jacket Spring Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 3rd day  
of Feb A.D., 19 95 at 3:50 o'clock P M., and duly recorded in Vol. M95  
of Deeds on Page 2602

Bernetha G. Letsch - County Clerk

FEE \$35.00

By Cassius S. Mullins