

WARRANTY DEED

JAMES H. LEE AND VIRGINIA N. LEE, TRUSTEES OF THE LEE FAMILY REVOCABLE LIVING TRUST UTD 8-11-93 Grantor, conveys and warrants to KATHERINE J. SAUNDERS,; Grantee, the following described real property, together with appurtenances, free of encumbrances except as specifically set forth herein, situated in KLAMATH County, OR:

LOT 2 IN BLOCK 63 OF NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

SUBJECT TO: none

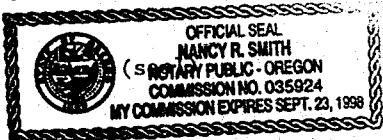
The true consideration paid for this conveyance is FIFTY TWO THOUSAND FIVE HUNDRED AND 00/100 (\$52,500.00). () However, the whole consideration includes other value given or promised (check if other consideration statement applies). This instrument will not allow use of the property described in this 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.

Dated this 13th day of February, 1996.

Virginia N. Lee, Trustee
VIRGINIA LEE, TRUSTEE

STATE OF OREGON)
) ss.
County of JOSEPHINE)

This instrument was acknowledged before me on the 16th day of February, 1996 by VIRGINIA N. LEE, TRUSTEE OF THE LEE FAMILY REVOCABLE LIVING TRUST UTD 8-11-93



Nancy R. Smith
Notary Public for Oregon
My commission expires: _____

Until a change is requested,
send all tax statements to:

Grantee
2143 Garden Valley Way
Grants Pass, OR 97526
Return document to:
Josephine County Title Co
P.O. Box 71
Grants Pass, OR 97526

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 21st day
of February A.D. 19 96 at 3:32 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 4804

Bernetha G. Letsch, County Clerk
By Cathy Russell

FEE \$30.00

96 FEB 21 P 3:32