

24086

'96 AUG 30 P3:45



Vol 1496 Page 27187

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044983

AFTER RECORDING RETURN TO:

WILD BILLY LAKE, L.L.C.

P.O. Box 25
Walterville, OR 97149

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

FRANK E. WILLIAMS, hereinafter called GRANTOR(S), convey(s) to
WILD BILLY LAKE, L.L.C. hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$200,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 13th day of August, 1996.

Frank E. Williams
FRANK E. WILLIAMS

STATE OF OREGON, County of Klamath) ss

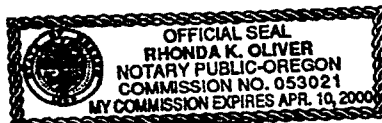
On August 30th, 1996, personally appeared Frank E. Williams,
who acknowledged the foregoing to be his voluntary act and deed.

Before me:

Rhonda K. Oliver

Notary Public for Oregon

My Commission Expires: April 10, 2000



PARCEL 1:

The W 1/2 SE 1/4, SE 1/4 SW 1/4, Section 29, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The NE 1/4 NW 1/4 of Section 32, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The W 1/2 E 1/2 NE 1/4, W 1/2 NE 1/4, SE 1/4 NW 1/4 of Section 32, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 3:

The W 1/2 of the E 1/2 of the SE 1/4 of Section 29, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3512 TL 7400
CODE 8 MAP 3512 TL 7300
CODE 8 MAP 3512-2900 TL 600
CODE 8 MAP 3512-2900 TL 500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 30th day
of Aug A.D., 1996 at 3:45 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 27187.

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen R. Rasmussen