

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Marvin G. Wagner and Bonnie Wagner, husband and wife, or the survivor, hereinafter called the grantors, for the consideration hereinafter stated to the grantor, does hereby grant, bargain, sell and convey an undivided one-half interest unto Marvin G. Wagner, Trustee of the Marvin G. Wagner Family Trust and an undivided one-half interest unto Bonnie B. Wagner, Trustee of the Bonnie B. Wagner Family Trust, hereinafter called the grantees, and grantees' heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 12, Block 1, Crescent Meadows

To Have and to Hold the same unto said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except any 1996-97 real property taxes due but not yet payable

and that grantors 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 \$ none.

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 5th day of September, 1996; 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.

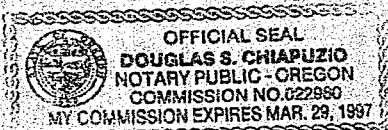
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Marvin G. Wagner
Marvin G. Wagner

Bonnie Wagner
Bonnie Wagner

STATE OF Oregon)
) ss.
County of Multnomah)

BE IT REMEMBERED, that on this 5th day of September, 1996, Marvin G. Wagner and Bonnie Wagner personally appeared before me, a Notary Public in and for said County and State, and acknowledged to me that they executed the foregoing instrument freely and voluntarily.



D. S. Chiapuzio
Notary Public for Oregon
My commission expires: _____

Tax Statement Address Same as Grantee Address

Grantors -
Marvin & Bonnie Wagner
2550 Miller Farm Road
Woodburn, OR 97071

Grantees -
Marvin G. Wagner, Trustee
Bonnie B. Wagner, Trustee
2550 Miller Farm Road
Woodburn, OR 97071

After recording return to:
Marvin and Bonnie Wagner
2550 Miller Farm Road
Woodburn, OR 97071

This Space Reserved for Recorder's Use

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

Marvin G. Wagner
on this 10th day of Sept. A.D. 1996
at 10:34 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 28316
Bernetha G. Letsch County Clerk
By [Signature] Deputy.
Fee, \$30.00