

WARRANTY DEED

BEATRICE R. BECKER, TRUSTEE OF THE BEATRICE R. SMITH TRUST,
Grantor(s) hereby grant, bargain, sell and convey to:
RAY A. PILCHER and MARGARET C. PILCHER, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 23 IN BLOCK 6 OF LYNNWOOD FIRST ADDITION, ACCORDING TO THE OFFICIAL
PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 20,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address:

Dated this 22^d day of Sept., 1996.

THE BEATRICE R. SMITH TRUST

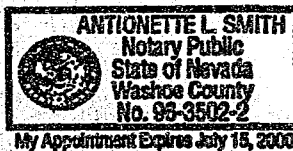
X BY:

Beatrice R. Becker TRUSTEE
BEATRICE R. BECKER by Alan L. Lyon
with Power of Attorney

STATE OF Nevada, County of Washoe) ss.

This instrument was acknowledged before me on September 2, 1996
by Alan L. Lyon with Power of Atty. for Beatrice R. Becker
as Trustee
of The Beatrice R. Smith Trust
Antonette L. Smith
Notary Public of Nevada

My commission expires July 15, 2000



ESCROW NO. MT38945-KR

Return to:

RAY A. PILCHER et ux
GENERAL DELIVERY
KLAMATH FALLS OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 10th day
of September A.D. 19 96 at 3:31 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 28490

FEE \$30.00

Bernetha G. Letsch, County Clerk

By [Signature]

96 SEP 10 P3:31