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ORR06943008JKL

'97 MAR 10 P1:35

Vol. 1197 Page 6924WARRANTY DEED

LESLIE A. WILSON, Trustee of the Leslie A. Wilson and Valerie A. Wilson Trust, executed 26 day of July 1994, hereinafter called Grantor, convey and warrant to LESLIE A. WILSON as Trustee of the Leslie A. Wilson Trust, executed the 26 day of July, 1994, Grantees, the following described real property situated in Klamath County, State of Oregon:

For description see Exhibit "A" attached hereto and by reference made a part hereof.

The said property is free from encumbrances except COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, SET BACK LINES, POWERS OF SPECIAL DISTRICTS, AND EASEMENTS OF RECORD, IF ANY.

The true and actual consideration paid for this conveyance is the mutual covenants and conveyances contained herein, which are for purposes of estate planning, and consist of value wholly other than of cash.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

"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."

IN WITNESS WHEREOF, the Grantor has duly executed this instrument this 28 day of

Feb, 1997.

Leslie A. Wilson  
Leslie A. Wilson, Trustee, Grantor

STATE OF OREGON )  
 ) ss  
County of Deschutes )

Personally appeared before me this 28 day of February, 1997, the above-named and identified Husband and Wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Michael J. Gray  
Notary Public for Oregon  
My Commission Expires: 12-12-99

Until a change is requested,  
send tax statements to:

No Change

After recording, return to:  
Leslie A. Wilson  
HC 76, Box 1007  
La Pine, OR 97739



Warranty Deed

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## Exhibit A

Lot Three (3), Block Seven (7), WAGON TRAIL ACREAGES NUMBER ONE, SECOND ADDITION

SUBJECT TO: Easements, restrictions and declarations of record including but not limited to the following:

1. Declarations, restrictions, protective covenants and conditions for Wagon Trail Ranch recorded in Volume M72, page 9766, and declaration subjecting Wagon Trail Acreages Number One, Second Addition to the declarations, restrictions, protective covenants and conditions of Wagon Trail Ranch recorded in Volume M75, page 8741, Deed records of Klamath County, Oregon.

2. Easements as shown on the official plat.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Leslie A. Wilson the 10th day  
of March A.D., 19 97 at 1:35 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 6924.

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Ross

Warranty Deed