

'97 JUN 16 P3:53

TITLE NO. 46271
ESCROW NO. 10-3299-97
TAX ACCT. NO. 624827WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

LEON S. ALLGOOD, SR., and BONNIE L. ALLGOOD, as tenants in common and
LEON S. ALLGOOD or BONNIE L. ALLGOOD, as Trustees (and to their
Successors in Trust) of the ALLGOOD FAMILY TRUST U/A/D March 19,
1992, Grantor,

conveys and warrants to

JOHN D. GERAUD and MARY LOU GERAUD, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:

Lot 4, Block 3, CEDAR TRAILS, in the County of Klamath, State of Oregon.
AND an undivided 1/3 interest in that well, pump and pumphouse located on Lot 5,
Block 3, Tract 1083, CEDAR TRAILS, along with said access to said well from Lot 5.
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.

Encumbrances:

Conditions, Restrictions, Easements and Assessments, Levies and
assessments of the Cedar Trails Road District and the Fire Patrol
District, Rights of the Public, Reservations, and a Declaration of
Conditions and Restrictions which contain among other things, levies and
assessments of Decar Trails Homeowners Association.

The true consideration for this conveyance is \$23,000.00 (Here comply with
the requirements of ORS 93.030*).

Dated this 20th day of May, 1997; if a corporate grantor,
it has caused its name to be signed by order of its board of directors.

Leon S. Allgood Trustee Leon S. Allgood, Sr.
LEON S. ALLGOOD TRUSTEE LEON S. ALLGOOD SR.
Bonnie L. Allgood Trustee Bonnie L. Allgood
BONNIE L. ALLGOOD TRUSTEE BONNIE L. ALLGOOD

UTAH

STATE OF Utah, County of MILLARD) ss.

This instrument was acknowledged before me on May 23, 1997,
by LEON S. ALLGOOD SR. ~~XXXXXXXXXXXXXXXXXXXX~~ individually and LEON S. ALLGOOD
as Trustee

Jay E. Finlinson
Notary Public for Oregon
47-46

LEON S. ALLGOOD SR.

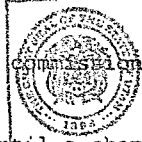
GRANTOR'S NAME AND ADDRESS

JOHN D. GERAUD

P.O. BOX 646

Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

My  47-46
NOTARY PUBLIC
JAY E. FINLINSON
310 South Main, Suite 300
Eugene, Utah 84101
My Commission Expires
September 23, 1998
STATE OF UTAH
Until a change is requested
all tax statements shall be
sent to the following address:
*** SAME AS GRANTEE ***

After recording return to:
TITLE GUARANTY COMPANY OF OREGON
299 EAST 18TH AVENUE
EUGENE, OR 97401

18527

STATE OF OREGON,

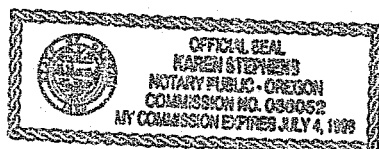
County of Lane

ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 20th day of May, 1997,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named Bonnie L. Allgood individually and as Trustee of the Allgood Family Trust
dated March 19, 1992

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that she..... executed the same freely and voluntarily.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Karen Stephens
Notary Public for Oregon
My commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 16th day
of June A.D., 19 97 at 3:53 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 18526

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen R. M.