

49136

MTC 43157-MS Vol. 1997 Page 38707
WARRANTY DEED

DAVID A. FRAME and CYNTHIA L. FRAME, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
WILLIS E. OUILLETTE and DIANNE A. OUILLETTE, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 26,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 11311 BOWLES AVENUE, GARDEN GROVE, CA 92841

Dated this 21st day of Nov, 1997

David A. Frame
DAVID A. FRAME

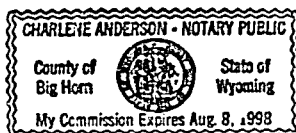
Cynthia L. Frame
CYNTHIA L. FRAME

STATE OF Wyoming ss. 520-78-9580 1997
COUNTY OF Big Horn

Personally appeared the above named David A. Frame

Cynthia L. Frame

and acknowledged the foregoing instrument to be my voluntary act.



Before me:

Charlene Anderson
Notary Public for Wyoming
My commission expires 8/8/98

ESCROW NO. MT43157-MS

Return to:
WILLIS E. OUILLETTE
11311 BOWLES AVENUE
GARDEN GROVE, CA 92841

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the E1/2 of Section 19, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Section 19; thence South 00 degrees 14' 22" West, 1,109.83 feet; thence South 13 degrees 07' 17" West 87.28 feet; thence South 11 degrees 36' 09" 09" West 207.42 feet; thence South 07 degrees 34' 59" West, 356.39 feet; thence South 06 degrees 34' 14" East 282.07 feet to a point on the West bank of Lost River and the true point of beginning of this description; thence South 06 degrees 34' 14" East along said West bank 353.34 feet to a 5/8 inch iron pin; thence West 645.45 feet to a 5/8 inch iron pin on the East right of way line of the County Road; thence Northerly along the arc of a curve to the left and along said East line (central angle = 19 degrees 52' 01" and radius = 530 feet) 183.77 feet to a 5/8" iron pin; thence North 08 degrees 58' 37" West along said East line 60.66 feet to a 5/8 inch iron pin; thence along said East line on the arc of a curve to the left (central angle = 03 degrees 11' 15" and radius = 1980 feet) 110.15 feet to a 5/8 inch iron pin; thence East 631.66 feet to the true point of beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 25th day
of November A.D., 19 97 at 3:43 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 38707.

Bernetha G. Leisch, County Clerk

FEE \$35.00

By

Kathleen Rose