

'98 SEP -8 P3:47 WARRANTY DEED

DAVID F. ZEPPONI and LESLIE A. ZEPPONI, husband and wife,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:

TRUSTEES OF THE GILLAM FAMILY TRUST,

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 3 in Block 7 of FIRST ADDITION TO PINE GROVE PONDEROSA, according to  
the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon. Subject to: County Road Assessment dated February 1994, in  
the amount of \$5,611.07, plus interest if any, will be assumed and paid in full in its entirety  
by the above named Grantees  
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 \$ 168,371.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5744 W. STAGECOACH TRAIL, GALENA, IL 61036

Dated this 2 day of Sept. 1998

David F. Zepponi  
DAVID F. ZEPPONI

Leslie A. Zepponi  
LESLIE A. ZEPPONI

STATE OF Oregon  
COUNTY OF Klamath

ss. Sept. 2 1998

Personally appeared the above named Leslie A. Zepponi

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kirsten Jensen  
Notary Public for Oregon  
My commission expires 4/3/02

ESCROW NO. MT45619-KJ

Return to:

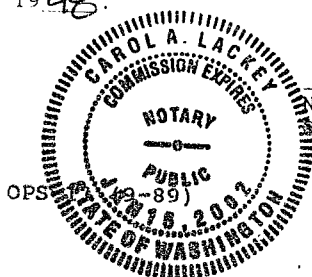
GILLAM FAMILY TRUST  
5744 W. STAGECOACH TRAIL  
GALENA, IL 61036

STATE OF WASHINGTON  
County of Clark

33091

On this day personally appeared before me David F. Zepponi  
to me known to be the individual Warranty Deed  
described in and who executed the within and foregoing instrument, and  
acknowledged that he signed  
the same as his free and voluntary act  
and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 4 day of September,  
1998.



Carol A. Lackey  
Notary Public in and for the State of Washington  
Residing at Washougal  
My appointment expires 01-15-02

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 8th day  
of Sept A.D., 19 98 at 3:47 o'clock P M., and duly recorded in Vol. M98  
of Deeds on Page 33090

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Bernetha G. Letsch