

GRANTOR NAME AND ADDRESS

Philip E. Leonard

GRANTEE NAME AND ADDRESS

Philip E. Leonard, Trustee of the Philip Leonard 1999  
Revocable Trust, 5161 Wocus Road, Klamath Falls, OR 97601

AFTER RECORDING RETURN TO

Neal G. Buchanan, Attorney at Law  
435 Oak Avenue, Klamath Falls, OR 97601

SEND TAX STATEMENTS TO

Philip E. Leonard, Trustee of the Philip Leonard 1999  
Revocable Trust, 5161 Wocus Road, Klamath Falls, OR 97601

**WARRANTY DEED**  
(Statutory Form)

Philip E. Leonard, individually and as survivorship tenant of Winona M. Leonard, deceased, Grantor, conveys and warrants to Philip E. Leonard, Trustee of the PHILIP LEONARD 1999 REVOCABLE TRUST, dated March 9, 1999, Grantee, the following real property situate in Klamath County, State of Oregon, free of encumbrances except as specifically set forth herein, legally described on the attached Exhibit A, incorporated herein by reference as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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.

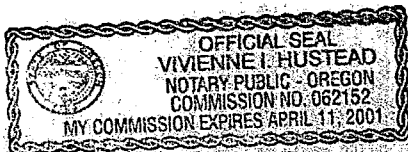
THE TRUE AND ACTUAL CONSIDERATION for this conveyance is \$ -0-. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.

DATED this 9 day of March, 1999.

Philip E. Leonard  
PHILIP E. LEONARD

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named Philip E. Leonard before me on March 9, 1999, and acknowledged the foregoing instrument to be his voluntary act and deed



Vivienne I. Husted  
NOTARY PUBLIC FOR OREGON

EXHIBIT A TO THE WARRANTY DEED BETWEEN PHILIP E. LEONARD AND PHILIP E. LEONARD, TRUSTEE  
OF THE PHILIP LEONARD 1999 REVOCABLE TRUST

The following described real property situated in Klamath County,  
Oregon:

Parcel No. 1; A tract of land more particularly described as follows: Beginning at a point on the South Right of way line of the Dalles-California Highway, 30 feet at right angles from the center, which lies N. 89°42' W. along the section line a distance of 710.5 feet and N. 6°02' E. along the said Southerly right of way line a distance of 757.41 feet from the iron pin which marks the one quarter section corner common to Sections 7 and 18, Tp. 38 S. R. 9 E.W.M., in Klamath County, Oregon, and running thence S. 89°39' E. a distance of 486.54 feet to a point; thence N 6°02' E. a distance of 540.0 feet to a point; thence N. 89°39' W. a distance of 486.54 feet to a point on the above mentioned Southerly right of way line of the Dalles-California Highway; thence S. 6°02' W. along said Southerly right of way line a distance of 540.0 feet, more or less, to the point of beginning, said tract containing 6 acres, more or less, in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Tp. 38 S. R. 9 E.W.M.

Parcel No. 2: A tract of land more particularly described as follows: Beginning at a point on the Southerly right of way line of the Dalles-California Highway, 30.0 feet at right angles from the center, which lies N. 89°42' W. along the section line a distance of 710.5 feet and N. 6°02' E. along the said Southerly right of way line a distance of 570.33 feet from the iron pin which marks the one quarter section corner common to Sections 7 and 18, Tp. 38 S. R. 9 E.W.M., in Klamath County, Oregon, and running thence N. 59°53' E. a distance of 328.5 feet to a point; thence N. 6°02' E. a distance of 19.93 feet, more or less, to a point on the South line of Parcel No. 1, described above; thence N. 89°39' W. along the South line of Parcel No. 1 a distance of 266.56 feet to a point on the Southerly right of way line of the Dalles-California Highway; thence S. 6°02' W. along the said Southerly right of way line a distance of 187.08 feet, more or less, to the point of beginning, said tract containing 0.63 acres, more or less, in the SE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 7, Tp. 38 S. R. 9 E.W.M.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Neal G. Buchanan the 10th day  
of March A.D., 1999 at 2:25 o'clock P. M., and duly recorded in Vol. M99  
of Deeds on Page 8519

Linda Smith, County Clerk

FEE

\$35.00

by

Kathleen Ross

75990

Vol. M99 Page 8521

FILED  
STATE OF OREGON  
KLAMATH CIRCUIT COURT

99 MAR -9 AM 10:38

CLERK OF COURT  
BY \_\_\_\_\_

RECEIVED  
MAR - 8 1999  
13th Judicial District

IN THE CIRCUIT COURT OF THE STATE OF OREGON  
FOR THE COUNTY OF KLAMATH

MILDRED HAWLEY,

Plaintiff,

vs.

FRONTIER GUEST RANCH, a dissolved  
Oregon corporation; C.O. CARLSTROM  
and LOUISE CARLSTROM, and ALL OTHER  
PERSONS OR PARTIES UNKNOWN CLAIMING  
ANY RIGHT, TITLE, LIEN OR INTEREST  
IN THE PROPERTY DESCRIBED IN THE  
COMPLAINT HEREIN,

Defendant(s).

Case No. 9900347CV

JUDGMENT QUIETING TITLE

THIS MATTER having come on before the Court upon the  
application of Plaintiff, appearing by and through Plaintiff's  
counsel; it appearing from the files and records herein that an  
Order of Default was entered herein, and that no adverse claims  
have been filed on behalf of Defendants, or any persons claiming  
under Defendants; and the Court now being fully advised in the  
premises, now, therefore

JUDGMENT QUIETING TITLE - Page 1

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that Plaintiff is  
2 declared to be the owner of that certain real property located in  
3 the County of Klamath, State of Oregon, legally described as  
4 follows, to-wit:

5 The following described property situate in Section 9,  
6 Township 36 South, Range 6 East of the Willamette  
Meridian, Klamath County, Oregon;

7 Beginning at an iron pin located South 1 degree 11' West  
8 500.8 feet and South 89 degrees 17' West 446.2 feet from  
9 the East 1/4 corner of said Section 9, said point being  
10 on the East bank of Pitt Creek; thence North 89 degrees  
11 17' East 246.2 feet to an iron pin; thence North 1  
12 degree 11' East 196.9 feet to an iron pin on the South  
13 bank of Pitt Creek; thence Southwesterly along the  
14 Southeast bank of Pitt Creek to the point of beginning.

15 and entitled to possession and ownership thereof, free of any  
16 estate, title, claim, lien or interest of the Defendants, or any  
17 of them, or those claiming under Defendants, and title is quieted  
18 to the said real property in Plaintiff; and

19 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Defendants  
20 and those claiming under Defendants are enjoined from asserting  
21 any estate, title, claim, lien or interest in the real property,  
22 or any portion thereof; and

23 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that Plaintiff is  
24 awarded Plaintiff's costs and disbursements incurred herein taxed  
25 in the sum of \$1,067.00.

26 MONEY JUDGMENT

27 A. The name of the judgment creditor is Mildred Hawley.

28 B. The name of the judgment creditor's attorney is:

Neal G. Buchanan, OSB #77127  
435 Oak Avenue  
Klamath Falls, OR 97601  
(541) 882-6607

C. The names of the judgment debtors are Frontier Guest Ranch, a  
dissolved Oregon corporation, C.O. Carlstrom and Louise Carlstrom.

JUDGMENT QUIETING TITLE - Page 2

1 D. The amount of the Judgment for costs and disbursements is  
2 \$1,067.00.

3 E. Pre-judgment interest is \$-0-.

4 F. Post-judgment interest is 9% simple from date of approval of  
the within Judgment set forth hereinbelow until paid.

5 DATED this 9 day of March, 1999.

6  
7 [Signature]  
8 CIRCUIT COURT JUDGE

9 Submitted by:  
10 Neal G. Buchanan  
11 Attorney for Plaintiff

12  
13  
14  
15  
16  
17  
18  
19  
20 County of KLAMATH)  
STATE OF OREGON)  
I hereby CERTIFY that the within is a  
true and correct copy and is a true  
of the original.  
Clerk of Court

21  
22  
23 By [Signature]  
24 Date 3/9/99

25  
STATE OF OREGON : COUNTY OF KLAMATH:

ss.

Filed for record at request of Neal G. Buchanan the 10th day  
of March A.D., 1999 at 2:25 o'clock P.M., and duly recorded in Vol. M99  
of Deeds on Page 8521  
Return: Neal Buchanan Linda Smith, County Clerk  
435 Oak

\$40.00

by Kathleen Ross

KFO 97601