

SEND TAX STATEMENTS TO:

Eugene and Ann LeClair, Trustees
424 Yorkshire Road
Alameda, CA 94501

AFTER RECORDING, RETURN TO:

Eugene and Ann LeClair, Trustees
424 Yorkshire Road
Alameda, CA 94501

The true and actual consideration for this transfer is nonmonetary.

State of Oregon, County of Klamath
Recorded May 4, 1999, at 10:51 am
at the referenced page, Vol. M99.
Linda Smith, County Clerk
Fee \$30.00

WARRANTY DEED

Eugene E. LeClair and Ann M. LeClair, Grantor

Convey and warrant to

Eugene E. LeClair and Ann M. LeClair, Trustees, or their successors in trust, under the LeClair Living Trust,
dated March 4, 1999, and any amendments thereto, Grantee

All the following described real property situated in Klamath County, State of Oregon, more specifically described as:

Lot 23, Block 49, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2 as recorded in Klamath County, Oregon
Tax Account No. R469807

free from encumbrances except those of record. 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 any policy of title insurance issued to Grantor at the time Grantor
acquired the property. 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.

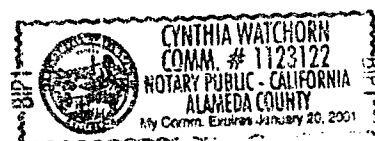
Dated: April 22, 1999

Grantor Eugene E. LeClair

Ann M. LeClair

State of California, County of Alameda, ss.

Personally appeared before me on 4-22-99, Eugene E. LeClair and Ann M. LeClair and
acknowledged the foregoing instrument to be their voluntary act.



Cynthia Watchorn
Notary Public for California
My Commission Expires on: 1-20-2001