



THIS SPACE RESERVED FOR RECORDER'S USE

Vol M99 Page 19290

After recording return to:

Dan L. Cox

137904 Hillcrest Street

Gilchrist, OR 97737

Until a change is requested all tax statements
shall be sent to the following address:

Dan L. Cox

137904 Hillcrest Street

Gilchrist, OR 97737

Escrow No. 250661L

Title No. K-53955

STATUTORY WARRANTY DEED

Kerry Wilson and Cliffette Wilson, Grantor, conveys and warrants to Dan L. Cox and Diane L. Cox, husband and wife, as tenants by the entirety, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

Lot 59 of Tract 1318-Gilchrist Townsite, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

See attached Exhibit "A"

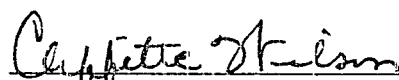
This property is free of liens and encumbrances, EXCEPT:

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 consideration for this conveyance is \$65,400.00 (Here comply with the requirements of ORS 93.030)

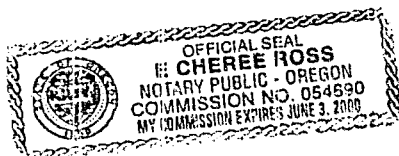
Dated this 13 day of May, 1999.

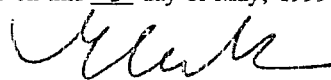

Kerry Wilson


Cliffette Wilson

STATE OF OREGON
County of Linn } ss.

This instrument was acknowledged before me on this 13 day of May, 1999
by Kerry Wilson and Cliffette Wilson





Notary Public for Oregon

My commission expires: 06/03/1999 2000 ER

SUBJECT TO:

1. An easement created by instrument, including the terms and provisions thereof;
 Recorded : January 29, 1929 in Volume 85 page 216, Deed records of Klamath County, Oregon
 Favor of : the Pacific Telephone and Telegraph Co.
 For : 100 foot wide telephone line easement
 Affects : SE 1/4 Section 19

Assignment and Assumption of Right of Way, including the terms and provisions thereof,
 Recorded : November 17, 1995 in Volume M95 page 31559, Deed records of Klamath County, Oregon
 To : Telephone Utilities of Eastern Oregon, Inc., d/b/a PTI Communications, an Oregon corporation

2. Agreement, including the terms and provisions thereof,
 Recorded : October 25, 1943 in Volume 158, page 300, Deed records of Klamath County, Oregon
 By and between: Gilchrist Timber Company and the Shevlin-Hixon Company
 For : roads

Assignment, including the terms and provisions thereof,
 Recorded : March 12, 1951 in Volume 245 page 540, Deed records of Klamath County, Oregon
 From : The Shevlin-Hixon Company
 To : Brooks-Scanlon, Inc.

Modification of Agreement, including the terms and provisions thereof,
 Recorded : February 29, 1952 in Volume 253 page 222, Deed records of Klamath County, Oregon
 By and between : Brooks-Scanlon, Inc., and Gilchrist Timber Company

Assignment and Agreement, including the terms and provisions thereof,
 Recorded : February 9, 1987 in Volume M37 page 2089, Deed records of Klamath County, Oregon
 By and between : Diamond International Corporation and Diamond Group, Inc.

3. An easement created by instrument, including the terms and provisions thereof;
 Recorded : September 13, 1962 in Volume 340 page 221, Deed records of Klamath County, Oregon
 Favor of : Cascade Natural Gas Corporation
 For : Underground pipeline easement
 Affects : SE 1/4 SE 1/4 Sec. 19

4. An easement created by instrument, including the terms and provisions thereof;
 Recorded : June 17, 1988 in Volume M88 page 9373, Deed records of Klamath County, Oregon
 Favor of : Cascade Natural Gas Corporation
 For : underground pipeline

5. Agreement, including the terms and provisions thereof,
 Recorded : September 17, 1991 in Volume M91 page 18726, Deed records of Klamath County, Oregon
 By and between: Gilchrist Timber Company and country Cablevision, Ltd.
 For : Cable and television system

6. Agreement and Easement, including the terms and provisions thereof,
 Recorded : October 4, 1991 in Volume M91 page 20345, Deed records of Klamath County, Oregon
 By and between: Crown Pacific Lumber Limited Partnership, and Crown Pacific (Oregon) Limited Partnership
 and Ernst Brothers Corporation
 For : water system

7. Agreement, including the terms and provisions thereof,
 Recorded : October 4, 1991 in Volume M91 page 20370, Deed records of Klamath County, Oregon
 By and between: Pacific (Oregon) Limited Partnership, an Oregon limited partnership and Ernst Brothers
 corporation
 For : road use

8. An easement created by instrument, including the terms and provisions thereof;
 Recorded : August 15, 1996 in Volume M96 page 25105, Deed records of Klamath County, Oregon
 Favor of : Telephone Utilities of Eastern Oregon, Inc., dba PTI Communications
 For : 10 foot wide underground telephone line easement

9. Reservations and restrictions shown on the recorded plat and contained in the Declaration of Tract 1318-
 Gilchrist Townsite.

10. Declaration of Conditions and Restrictions, including the terms and provisions thereof, but deleting restrictions, if
 any, based on race, color, religion, sex, handicap, familial status or national origin, imposed by instrument
 Executed by : Ernst Brothers LLC
 Recorded : November 27, 1996 in Volume M96 page 37354, Deed records of Klamath County, Oregon

State of Oregon, County of Klamath
 Recorded 5/14/99, at 1:07 pm
 at the referenced page, Vol. M99
 Linda Smith, County Clerk
 Fee \$ 35.00

Linda Smith