

1999 AUG -2 AM 11: 37

MTC 48817-LW
WARRANTY DEED

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JEFFRY C. INGMAN and DEBORAH J. INGMAN, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
GROVER WILSON, A SINGLE MAN,

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

TAX ACCOUNT NO.: 3407-034CA-00400

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.

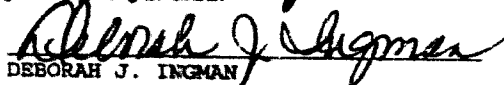
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 5,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 257, CHILOQUIN, OR 97624

Dated this 29th day of July, 1999

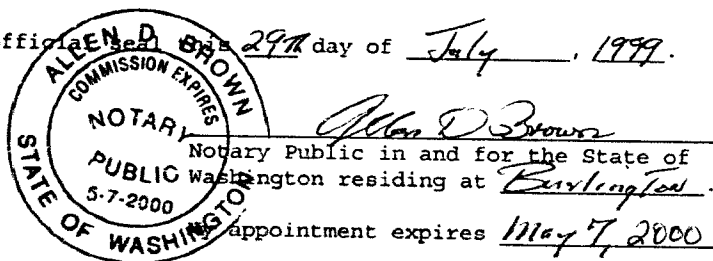

JEFFRY C. INGMAN


DEBORAH J. INGMAN

State of Washington)
County of Burlington) ss

On this day personally appeared before me JEFFRY C. INGMAN AND DEBORAH J.
INGMAN to me known to be the individual described in and who executed the
within and foregoing instrument, and acknowledged that THEY signed the same as
THEY free and voluntary act and deed, for the uses and purposes therein
mentioned.

GIVEN under my hand official seal this 29th day of July, 1999.



ESCROW NO. MT48817-LW

Return to:

GROVER WILSON
P.O. BOX 257
CHILOQUIN, OR 97624

30747

EXHIBIT 'A'
LEGAL DESCRIPTION

A parcel of land lying in Government Lot 6, Section 34, Township 37 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly line of Lalakes Avenue which is North 30 degrees 30' East 523 feet from the Northwest corner of Chocktoot Street and Lalakes Avenue, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 59 degrees 30' West 117.2 feet; thence North 30 degrees 30' East 50 feet; thence South 59 degrees 39' East 117.2 feet, more or less, to the Westerly line of Lalakes Avenue; thence along the Westerly line of Lalakes Avenue South 30 degrees 30' West 50 feet to the point of beginning.

Being commonly known as Lot 11 SPINKS ADDITION TO CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 8/02/99, at 11:37 a.m.
In Vol. M99 Page 30746
Linda Smith,
County Clerk Fee \$ 35- KR