

1999 AUG 30 AM 11:43

MTC 43825-KR
WARRANTY DEED

Vol M99 Page 34831

JEFFREY D. DAVIES and JACALYN T. DAVIES, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES P. WILSON,

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 2 in Block 210 of MILLS SECOND ADDITION to the City of Klamath Falls,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

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:

SUBJECT TO: 1996-1997 Real Property Taxes, delinquent in the Amount of
\$355.27 plus interest - Account #3809-033DC-02000 Key #632355; 1997-1998
Real Property Taxes, delinquent in the Amount of \$307.71 plus interest -
Account #3809-033DC-02000 Key #632355; and 1998-1999 Real Property Taxes,
a lien, not yet due and payable; and Trust Deed dated February 22, 1993,
recorded March 3, 1996 in Volume M96, page 4500, Microfilm Records of
Klamath County, Oregon in favor of Frank R. Griffiths; and Trust Deed
dated June 27, 1996, recorded July 1, 1996 in Volume M96, page 19486,
Microfilm Records of Klamath County, Oregon in favor of Associates
Financial Services Company of Oregon, Inc., as Beneficiary; and Trust
Deed dated November 13, 1996 recorded November 21, 1996 in Volume M96,
page 36755, Microfilm Records of Klamath County, Oregon in favor of
Jacqueline M. Flory and Gene T. Flory, Trustees of the Jacqueline M. and
Gene T. Flory Living Trust dated July 21, 1994 who subsequently assigned
their beneficiary interest to Billie L. Young; and Judgment entered June
25, 1998 in Case No. 98-2436CV in favor of Bankers Trust Company of
California. The Grantee named above hereby agrees to assume and pay in
full all of the above described indebtednesses as of the date of this
deed.

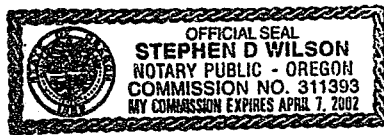
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 \$ 21,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 381, KLAMATH FALLS, OR 97601

(v) Dated this 31st day of July, 1998



(X) Jeffrey D. Davies
JEFFREY D. DAVIES
(X) Jacalyn T. Davies
JACALYN T. DAVIES

STATE OF Oregon SS. July 31 19 98
COUNTY OF Lincoln

Personally appeared the above named Jeffrey D. Davies
Jacalyn T. Davies

and acknowledged the foregoing instrument to be 9 voluntary act.

Before me:

Stephen D. Wilson
Notary Public for Oregon
My commission expires APR 7, 2002

3500

34832

(seal)

ESCROW NO. MT43825-KR

Return to:

JAMES P. WILSON

P.O. BOX 381

KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 8/30/99, at 11:43 a.m.
In Vol. M99 Page 34831
Linda Smith,
County Clerk Fee \$ 35⁰⁰