



WESTERN
TITLE & ESCROW COMPANY

WARRANTY DEED -- STATUTORY FORM

ROBERT N WAGNON and IDA J WAGNON, Grantor,

conveys and warrants to

pn TOSHIKO WILSON, Grantee,

the following described real property, free of encumbrances except as specifically set forth herein, to wit:

All that portion of the SW 1/4 SW 1/4 NW 1/4 of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, lying Northeasterly of Oregon State Highway No. 58, Klamath County, Oregon.

Tax Account No(s): 144784

Map/Tax Lot No(s): 2407-01700-00200-000

This property is free from encumbrances, EXCEPT: All those items of record, if any, as of the date of this deed, including any real property taxes due, but not yet payable.

The true consideration for this conveyance is \$58,000.00 .

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 this *gfk* day of February, 2001.

Robert N Wagon
ROBERT N WAGNON

Ida J. Wagon
IDA J WAGNON

STATE OF OREGON, COUNTY OF LANE) SS.

This instrument was acknowledged before me on February *gfk*, 2001 by ROBERT N WAGNON AND IDA J WAGNON.

Kim Mc Bryde
(Notary Public for Oregon)

My commission expires *9-23-2003*



After recording return to:
WESTERN TITLE & ESCROW COMPANY
299 E. 18TH AVE.
EUGENE, OR 97401

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

TOSHIKO WILSON
6562 THURSTON ROAD
SPRINGFIELD, OR 97478

TITLE NO. U238100
ESCROW NO. 30-U238100

State of Oregon, County of Klamath
Recorded 02/12/01, at 2:14 p. m.
In Vol. M01 Page 5608
Linda Smith,
County Clerk Fee\$ 21.00