

NL

MTC 54251-TM

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01 JUN 29 PM 3:20

COVER SHEET FOR RECORDED INSTRUMENT *

The instrument attached hereto is hereby presented for recording, and a summary of its terms is as follows:

1. The name(s) of the transaction(s) embodied therein is/are: WARRANTY DEED

2. The party or parties involved, as described in ORS 205.125(1)(a) and (b) and 205.160, is/are:

GRANTOR: JAMES LYNN WILSON AND BARBARA J. WILSON, AS TENANTS BY THE ENTIRETY.

GRANTEE: BOBBY R. KINCAID

3. The name and address of the person to whom the instrument will be delivered, as provided in ORS 205.180, are: BOBBY R. KINCAID

3966 S. PACIFIC HWY #5

MEDFORD, OR 97501

4. If the attached instrument conveys or contracts to convey fee title to any real estate or is a memorandum of such instrument(s), the true and actual consideration paid for such transfer, as required by ORS 93.030, is:

\$78,425.00

5. Until a change is requested, all tax statements shall be sent to the following (give name and address):

BOBBY R. KINCAID

3966 S. PACIFIC HWY #5

MEDFORD, OR 97501

6. If the attached instrument is to be recorded in the county clerk lien record, the information described in ORS 205.125(1)(c) and (e) follows:

* ORS 205 requires this information to be set forth on the first page of any instrument presented to a county clerk for recording. This cover sheet should be completed and attached to an instrument only when the instrument does not contain the required information on its first page. Cover sheet errors do not affect the transaction(s) contained in the instrument. This cover sheet need not be separately signed or acknowledged.

31.00M

31775

WARRANTY DEED

JAMES LYNN WILSON and BARBARA J. WILSON, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BOBBY R. KINCAID,
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 16 in Block 6 of TRACT NO. 1078, SECOND ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ACCT# 3909-015AA-11900 KEY# 577860

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 78,425.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3966 S PACIFIC HWY #5 MEDFORD, OR 97501

Dated this 25th day of JUNE, 2001


JAMES LYNN WILSON

~~BARBARA J. WILSON~~

State of Oregon
County of JACKSON

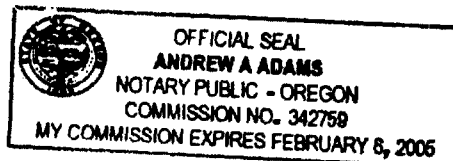
This instrument was acknowledged before me on June 25, 2001 by JAMES LYNN WILSON ~~AND BARBARA J. WILSON~~.


(Notary Public)

My commission expires 2/6/05

ESCROW NO. MT54251-TM

Return to:
BOBBY R. KINCAID
3966 S. PACIFIC HWY
#5
MEDFORD, OR 97501



SIGNATURE PAGE
FOR WARRANTY DEED

31776

Barbara J. Wilson
Barbara J. Wilson



STATE OF OREGON COUNTY OF UMATILLA

This instrument was acknowledged before me on June 28, 2001

by Barbara J. Wilson

as _____

of _____

Lona Mason
Notary Public for the State of OREGON
My commission expires: 10/10/04

State of Oregon, County of Klamath
Recorded 06/29/01, at 3:20 p m.
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Linda Smith,
County Clerk Fee \$ 3.00