

mtc 56187-w

State of Oregon, County of Klamath
Recorded 01/29/2002 3:20 P m.
Vol M02, Pg 5681-83
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

RECORDING COVER SHEET

ALL TRANSACTIONS, PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR
RECORDING. ANY ERRORS IN THIS COVER SHEET
DO NOT AFFECT THE TRANSACTION(S) CONTAINED
IN THE INSTRUMENT ITSELF.

AFTER RECORDING RETURN TO

name and address of the person authorized to receive the
instrument after recording, as required by ORS 205.180(4)
and ORS 205.238.

Daniel I. Phelps
P.O. Box 784
Mill City, OR 97360

1. NAME(S) OF THE TRANSACTION(S), described in the attached instrument and required by ORS 205.234(a).

Note: Transaction as defined by ORS 205.010 "means any action required or permitted by law to be recorded including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property."

The Oueihle Family Trust / Phelps

2. DIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(b) or GRANTOR, as described in ORS 205.160.

Edward L. Oueilhe and Deborah L. Oueilhe
Trustees of the Oueihle Family Trust Dated March 25, 1995.

3. INDIRECT PARTY, name(s) of the person(s) described in ORS 205.125(1)(a) or GRANTEE, as described in ORS 205.160.

Daniel I. Phelps and SandyLee A. Phelps,
husband and wife

4. TRUE AND ACTUAL CONSIDERATION PAID for instruments conveying or contracting to convey fee title to any real estate and all memoranda of such instruments, reference ORS 93.030.

\$ 165,000.00

5. UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS for instruments conveying or contracting to convey fee title to any real estate, reference ORS 93.260.

P.O. Box 784 Mill City, OR 97360

6. FULL OR PARTIAL SATISFACTION, IF ANY, OF THE LIEN CLAIM CREATED BY THE ORDER or WARRANT, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(e).

n/a

7. THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALTIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED, for instruments to be recorded in County Clerk Lien Records, reference ORS 205.125(1)(c) and ORS 18.325.

n/a

WARRANTY DEED

5682

EDWARD L. OUEILHE AND DEBORAH L. OUEILHE, TRUSTEES OF THE OUEIHLE FAMILY TRUST
DATED MARCH 25, 1995,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

DANIEL I. PHELPS and SANDYLEE A. PHELPS, husband and wife,

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

KEY #251186

3507-03400-01300-000

KEY #321413

3607-A0300-00200-000

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 \$ 165,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 784, MILL CITY, OR 97360

Dated this 28th day of

January, 2002

OUEILHE FAMILY TRUST

BY:

EDWARD L. OUEILHE, TRUSTEE

BY:

DEBORAH L. OUEILHE, TRUSTEE

STATE OF CALIFORNIA

COUNTY OF San Bernardino

ss.

On January 28, 2002, before me, Jan L. Kanady, Notary Public
personally appeared EDWARD L. OUEILHE AND DEBORAH L. OUEILHE TRUSTEES OF THE
OUEIHLE FAMILY TRUST DATED MARCH 25, 1995 personally known to me (or, if proved, to
me on the basis of satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that THEY
executed the same in THEY authorized capacity(ies), and that by THEY
signatures(s) on the instrument the person(s) or the entity upon behalf of
which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

[Handwritten Signature]

ESCROW NO. MT56187-LW

Return to:

DANIEL I. PHELPS

P.O. BOX 784

MILL CITY, OR 97360

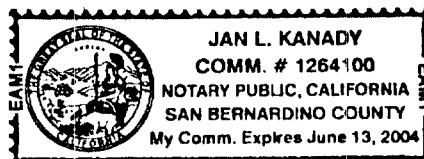


EXHIBIT "A"
LEGAL DESCRIPTION

Government Lots 3, 6, 11 and 14, Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; the SE1/4 of the SW1/4, Section 34, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and that part of Lots 12 and 13, Section 3, Township 36 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the Southern Pacific Railway right of way, described as follows:

Beginning at the Southeast cornerstone of the Stonewall Jackson allotment, being the Southeast corner of said Lot 13; thence North 1,320 lineal feet to the Northeast corner of Lot 12; thence West along the North line of said Lot 12, 1,062 feet to the Southern Pacific Railway right of way; thence Southeast 1,347 feet along said right of way to a point intersecting the South line of Lot 13; thence East along the South line of Lot 13, 740 feet to the place of beginning.