



THIS SPACE RESERVED FOR RECORDER'S USE

MT 57377-LW

Vol M02 Page 35244

After recording return to:

SHARON A. LEONARD

1341 PARK AVENUE

LONG BEACH, CA 90804

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

SHARON A. LEONARD

1341 PARK AVENUE

LONG BEACH, CA 90804

Escrow No. MT57377-LW

Title No. _____

State of Oregon, County of Klamath

Recorded 06/17/2002 3:11 p m.

Vol M02, Pg 35244-45

Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

SELLAR B. NUGENT AND DONNA J. NUGENT, TRUSTEES OF THE NUGENT FAMILY TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
SHARON A. LEONARD

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

3507-027B0-00500-000 248841

3507-027B0-00500-000 594119

M-084303 37962

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:

**"TOGETHER WITH A 1973 MARLE MOBILE HOME, PLATE #X84303, VIN #3TW30021,
WHICH IS SITUATED ON THE SUBJECT PROPERTY."**

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.

The true and actual consideration for this conveyance is \$ **89,000.00.**

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 10 day of June, 2002.

NUGENT FAMILY TRUST

BY:

SELLAR B. NUGENT, TRUSTEE

BY:

DONNA J. NUGENT, TRUSTEE

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 10, 2002 by
SELLAR B. NUGENT AND DONNA J. NUGENT, TRUSTEES OF THE NUGENT FAMILY TRUST.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

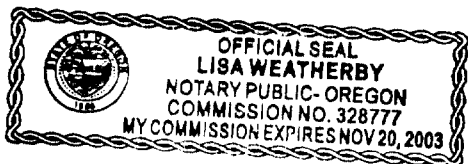


EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the Northwest Quarter of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian; thence South along the West Section line, 1,102.3 feet to the true point of beginning, which point is also the Southwest corner of Deed recorded March 17, 1961 in Deed Volume 328, page 102; thence continuing South along the section line 600 feet; thence East 660 feet; thence North parallel with the section line 600 feet to the Southeast corner of the above mentioned deed; thence West 660 feet along the South line of said deed to the point of beginning.