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ATE 57519

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

State of Oregon, County of Klamath
Recorded 09/04/03 1:40 p.m.
Vol M03 Pg 65486-88
Linda Smith, County Clerk
Fee \$ 31.00 # of Pgs 3

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

DAVID & BETTIE EGERTON
PO BOX 1218
LA PINE, OR 97739

WARRANTY DEED - STATUTORY FORM

F & M ENTERPRISES, A CALIFORNIA PARTNERSHIP, consisting of Henry Mantelli and Carla Mantelli and Brother mel Anderson, Successor Trustee of the Filippi Trust under agreement dated March 15, 1985, as Amended., Grantor,

conveys and warrants to

DAVID E. EGERTON and BETTIE EGERTON, husband and wife, Grantee,

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

Lot 15, Block 4, Tract No. 1060, SUN FOREST ESTATES, according to the official plat thereof on file in the office of the Clerk of Klamath County, Oregon.

Tax Account No(s): R140163
Map/Tax Lot No(s): R2310036B012900000

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 \$9,000.00 .

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 21st day of August, 2003.

F&M ENTERPRISES

BY: _____
HENRY MANTELLI,
AN INDIVIDUAL

BY: _____
CARLA MANTELLI,
AN INDIVIDUAL

BY: Brother Mel Anderson
BROTHER MEL ANDERSON,
SUCCESSOR TRUSTEE
Successor Trustee

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STATE OF OREGON, COUNTY OF) SS.

This instrument was acknowledged before me on August ____, 2003 by HENRY
MANTELLI, CARLA MANTELLI AND BROTHER MEL ANDERSON, SUCCESSOR TRUSTEES OF THE
FILIPPI TRUST DATED MARCH 15, 1985

See attached

(Notary Public for Oregon)

My commission expires _____

TITLE NO. 0005751903
ESCROW NO. 14-0048603

65488

STATE OF CALIFORNIA

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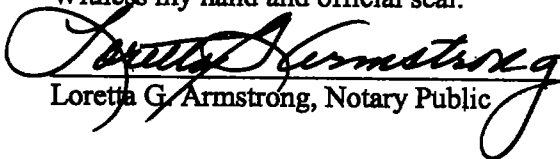
ss.

COUNTY OF SAN FRANCISCO

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On August 21, 2003, before me, the undersigned Notary Public, personally appeared Brother Mel Anderson, FSC, personally known to me (~~or proved to me on the basis of satisfactory evidence~~), to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.


Loretta G. Armstrong, Notary Public

