

KLAMATH COUNTY TITLE COMPANY

Vol. 1195 Page

08-30-95A10:41 RCVD

STATUTORY WARRANTY DEED

(Individual or Corporation)
K-48332-S

_____ ROBERT W. SKELLHAM AND CHARLENE A. SKELLHAM _____, Grantor,
 _____ ELMER A. PECKA _____
 conveys and warrants to _____, Grantee,
 the following described real property in the County of KLAMATH and State of Oregon.

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

This property is free of liens and encumbrances, EXCEPT:

AS SET FORTH HEREIN ABOVE

The true consideration for this conveyance is \$ 35,000.00 (Here comply with the requirements of ORS 93.030*).

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.

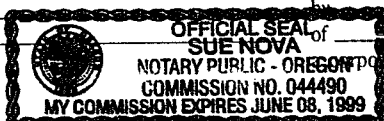
DATED this 18TH day of AUGUST 19 95. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

ROBERT W. SKELLHAM

CHARLENE A. SKELLHAM

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of KLAMATH ss. STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me The foregoing instrument was acknowledged before me
 this 18TH day of AUGUST 19 95 this _____ day of _____ 19 _____
 by ROBERT W. SKELLHAM AND CHARLENE A. SKELLHAM and



Sue Nova

Notary Public for Oregon

My commission expires: June 8, 1999

Notary Public for Oregon, on behalf of the corporation.

Notary Public for Oregon
My commission expires:

After recording return to:

ELMER A. PECKA
 1935 BURNS ST.
 KLAMATH FALLS OR 97603
 NAME, ADDRESS, ZIP

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

SAME

THIS SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

All the Lots 24, 25 and the Southeast one-half of Lot 26 in Block 21 of Industrial Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Together with an interest in a certain community driveway and garage as shown in Book 104 page 190, records of Klamath County, Oregon.

SUBJECT TO:

- 1) RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.
- 2) TRUST DEED, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDED NOVEMBER 26, 1993 IN VOLUME M93 PAGE 31313, MORTGAGE RECORDS OF KLAMATH COUNTY, OREGON, IN FAVOR OF WESTERN BANK, WHICH TRUST DEED GRANTEE HEREIN DOES NOT AGREE TO ASSUME AND PAY ACCORDING TO THE TERMS AND PROVISIONS CONTAINED THEREIN.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 30th day
of Aug A.D., 19 95 at 10:41 o'clock AM., and duly recorded in Vol. M95,
of Deeds on Page 23369.

FEE

\$35.00

By Bernetha G. Letsch County Clerk
Bernetha G. Letsch