

WARRANTY DEED

Vol. M95 Page 27166

MTC 36129 HF
 PHILLIP O. DE PRATO and MAE L. DE PRATO, husband and wife or the survivor thereof,

Grantor(s) hereby grant, bargain, sell and convey to
 WYATT LEDBETTER and ANNETTE M. LEDBETTER, as tenants by the entirety,
 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 1 of RIVERVIEW SECOND 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.

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 \$ 17,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. Box 933, Klamath Falls, OR 97601

Dated this 13th day of Sept., 1995

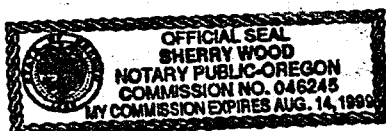
+ Phillip O. DePrato
 PHILLIP O. DE PRATO

+ Mae L. DePrato
 MAE L. DE PRATO

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. 9/13 19 95
 COUNTY OF KLAMATH

Personally appeared the above named PHILLIP O. AND MAE L. DE PRATO
 and acknowledged the foregoing instrument to be their voluntary act.



Before me:

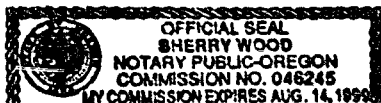
Sherry Wood
 Notary Public for OREGON

My commission expires _____

(seal)

Return to:

WYATT LEDBETTER
 P.O. Box 933
 Klamath Falls, OR
 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 9th day
 of October A.D., 19 95 at 11:36 o'clock A M., and duly recorded in Vol. M95
 of Deeds on Page 27166

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Annette Mueller