

WARRANTY DEED

MTC 36530 MS

ALFRED L. EDGAR and WILBERT SKINNER, each as to a 50.000% interest, Grantor(s) hereby grant, bargain, sell and convey GERALD L. MERZ and JUDY MERZ, 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:

PARCEL 1 OF LAND PARTITION 17-94 BEING LOT 36 OF ELMWOOD PARK, 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:

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 8, 1990

Recorded: June 5, 1990

Volume: M90, page 10780, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

Trust Deed, subject to the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: October 5, 1995

Recorded: October 6, 1995

Volume: M95, page 27159, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

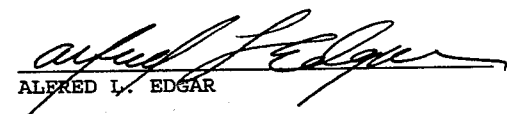
and the grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.


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 \$ 60,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3939 SO. 6TH STREET, KLAMATH FALLS, OR 97603

Dated this 3rd day of November, 1995.


ALFRED L. EDGAR


WILBERT SKINNER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

SS. November 3

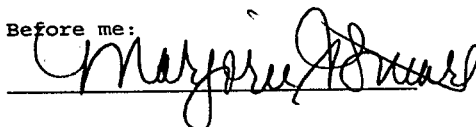
1995

COUNTY OF Klamath

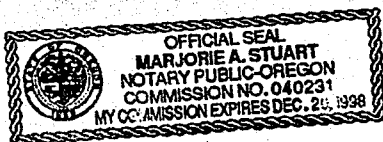
Personally appeared the above named Alfred L. Edgar and Wilbert Skinner

and acknowledged the foregoing instrument to be their voluntary act.

Before me:



30510



(seal)

Notary Public for Oregon

My commission expires 12-20-98

Return to:
GERALD L. MERZ
3939 SO. 6TH STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 7th day
of November A.D., 19 95 at 3:49 o'clock P. M., and duly recorded in Vol. M95,
of Deeds on Page 30509.

Bernetha G. Letsch, County Clerk

By Annette Mueller

FEE \$35.00