

UTC 3700875

RONALD E. PHAIR and LORRAYNE PHAIR, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to
 CLARK R. WROTEN and DEBRA S. WROTEN, 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 7 in Block 2 of COUNTRY GARDENS, 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 \$ 24,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: Clark Wroten 335 Alameda Klamath Falls, OR

Dated this 8th day of Feb, 1996

97603

Ronald E. Phair
 RONALD E. PHAIR

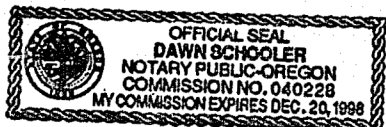
Lorrayne Phair
 LORRAYNE PHAIR

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. Feb. 8 19 96
 COUNTY OF Klamath

Personally appeared the above named Ronald E. Phair and
Lorrayne Phair

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Scholler

Notary Public for Oregon

My commission expires 12/20/98

Return to:

CLARK R. WROTEN
335 Alameda
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Mountain Title CO

on this 8th day of Feb A.D., 19 96
 at 2:35 o'clock P M. and duly recorded
 in Vol. M96 of Deeds Page 3768
 Bernetha G. Leych County Clerk

By Alyette Priddy Deputy.

Fee, \$30.00