

MTC37626MS

## WARRANTY DEED

RICHARD L. WADE and BECKY S. WADE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
WILLIAM DALE EARIKSON and RACHEL DIANNE EARIKSON, 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:

LOT 40, BLOCK 32 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT  
NO. 2, 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 \$ 9,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2901 ANITA AVENUE, LAKE HAVASU, AZ 86404

Dated this 14th day of March 1996

Richard L. Wade  
RICHARD L. WADE

Becky S. Wade  
BECKY S. WADE

## NOTARY ACKNOWLEDGEMENT

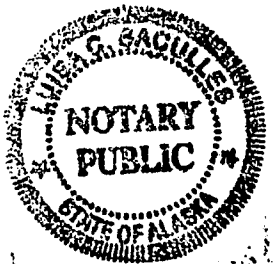
STATE OF Alaska

COUNTY OF Valdez

SS. March 14 19 96

Personally appeared the above named Richard L. Wade &  
Becky S. Wade

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Louise G. Saculles

Notary Public for Alaska

My commission expires April 2, 1997

ESCROW NO. MT37626-MS

Return to:

WILLIAM DALE EARIKSON  
2901 ANITA AVENUE  
LAKE HAVASU, AZ 86404

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Mountain Title Company

on this 18th day of March A.D. 19 96  
at 11:28 o'clock A M. and duly recorded  
in Vol. M96 of Deeds Page 7195

Bernetha G Letsch, County Clerk

By Cheryl Russell  
Deputy.

Fee, \$30.00