

WARRANTY DEED

MTC37478MS

RALPH A. BURTON and CATHERINE L. BURTON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

DONNA C. LANCASTER,

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 1 IN BLOCK 5 OF MOYINA MANOR, 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 \$ 111,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1535 Madison Street, Klamath Falls, OR 97603

Dated this 4th day of April, 19 96

Ralph A. Burton
RALPH A. BURTON

BY: Catherine L. Burton HIS ATTORNEY IN FACT
CATHERINE L. BURTON

Catherine L. Burton
CATHERINE L. BURTON

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. April 4 19 96

COUNTY OF Klamath

Personally appeared the above named Catherine L. Burton for herself

and as attorney in fact for Ralph A. Burton

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98



(seal)

ESCROW NO. MT37478-MS

Return to:

DONNA C. LANCASTER

1535 Madison St.
Klamath Falls OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 5th day of April A.D. 19 96
at 11:50 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 9663
By Bernetha G Letsch, County Clerk
Deputy.

Fee, \$30.00