

WARRANTY DEED

MTC 37943 KR

PATRICIA R. HOLMAN, TRUSTEE OF THE HENRY T. HOLMAN TRUST U.T.A.D. OCTOBER 9, 1990 AND PATRICIA R. HOLMAN, TRUSTEE OF THE PATRICIA R. HOLMAN TRUST U.T.A.D. OCTOBER 9, 1990,

Grantor(s) hereby grant, bargain, sell and convey to:

CHARLES M. LA BUWI & SUSANN SPRATT, AS TENANTS IN COMMON, EACH AS TO AN UNDIVIDED 1/2 INTEREST,

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 5 in Block 2, QUAIL RIDGE SUBDIVISION, 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 \$ 50,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: ,

Dated this 6th day of May, 1996.

THE PATRICIA R. HOLMAN TRUST

BY: [Signature] TRUSTEE
PATRICIA R. HOLMAN

THE HENRY T. HOLMAN TRUST

BY: [Signature] TRUSTEE
PATRICIA R. HOLMAN

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on May, 19 96

by PATRICIA R. HOLMAN

as TRUSTEE

both
of THE PATRICIA R. HOLMAN TRUST AND THE HENRY T. HOLMAN TRUST

[Signature]
Notary Public of Oregon

My commission expires 12/20/98

ESCROW NO. MT37943-KR

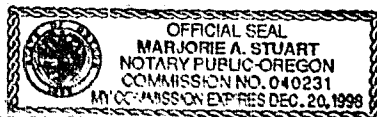
Return to:

CHARLES M. LA BUWI/SUSANN SPRATT

1511 Pacific Terrace

Klamath Falls, OR

97601



STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AmeriTitle

on this 13th day of May A.D. 19 96
at 11:59 o'clock AM and duly recorded
in Vol. M96 of Deeds Page 13622

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00