

UTC30105KR

MARTIN D. ALTER,

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

WALTER L. MODEN and DONNA L. MODEN, 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 2 in Block 1 of TRACT 1263, 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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 13580 SPRING LAKE RD, KLAMATH FALLS, OR 97603

Dated this _____ day of _____, 1996.

M.D. Alter
MARTIN D. ALTER

NOTARY ACKNOWLEDGEMENT

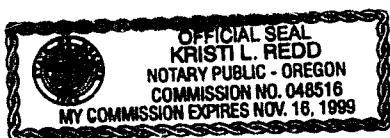
STATE OF OREGON ss. May 20 19 96

COUNTY OF KLAMATH

Personally appeared the above named _____

MARTIN D. ALTER

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT38185-KR

Return to:

WALTER L. MODEN
13580 SPRING LAKE RD
KLAMATH FALLS, OR 97603

STATE OF OREGON. ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 20th day of May A.D., 19 96
at 3:58 o'clock PM and duly recorded
in Vol. M96 of Deeds Page 14664.
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

Fee, \$30.00