

DAVID W. EBSSEN and GLEN L. EBSSEN and LILLIAN K. EBSSEN, as tenants in common, Grantor(s) hereby grant, bargain, sell and convey to:
JOE W. MELTON and TRACY S. MELTON, 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 12, EXCEPTING THEREFROM, THE EASTERLY 31 FEET THEREOF OF BURNSDALE, 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 \$ 71,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3820 STURDIVANT AVENUE, KLAMATH FALLS, OR 97603

Dated this 22nd day of May, 1996

David W. Ebsen
DAVID W. EBSSEN

Glen L. Ebsen
GLEN L. EBSSEN

BY: Lillian K. Ebsen HIS ATTORNEY IN FACT
LILLIAN K. EBSSEN

Lillian K. Ebsen
LILLIAN K. EBSSEN

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on May 22, 1996
by David W. Ebsen and Lillian K. Ebsen, individually and

as Attorney in Fact

of Glen L. Ebsen

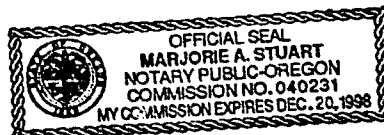
Marjorie A. Stuart
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT38205-MS

Return to:

JOE W. MELTON
3820 STURDIVANT AVENUE
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 23rd day
of May A.D., 1996 at 3:54 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 15081.

FEE \$30.00

By Bernetha G. Letsch, County Clerk

96 JUN 23 P3:54