

MTC 38325 DS

J. T. BOWERS and DARLENE M. BOWERS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: STANLEY R. DUELL and LOIS G. DUELL, as tenants by the entirety, 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 4 in Block 1 of WILLIAMSON RIVER ESTATES, 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 \$ 2,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3209 S. 364TH, AUBURN, WA 98002

Dated this 14th day of June, 1996.

J. T. Bowers
J. T. BOWERS

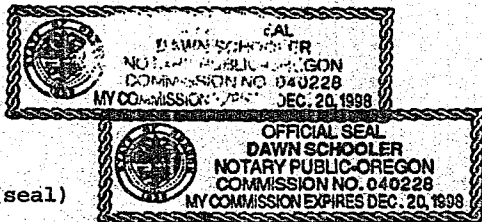
Darlene M. Bowers
DARLENE M. BOWERS

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. 14 June 19 96

Personally appeared the above named J.T. Bowers and Darlene M. Bowers

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for OregonMy commission expires 12/20/98

ESCROW NO. MT38325-DS

Return to:

STANLEY R. DUELL
3209 S. 364TH
AUBURN, WA 98002

STATE OF OREGON,

County of Klamath

SS.

Filed for record at request of:

Amerititle

on this 17th day of June A.D. 19 96
at 11:39 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 17913.

Bernetha G. Letsch County Clerk

By Darlene M. Bowers

Deputy.

Fee, \$30.00

96 JUN 17 AM 1:39