

WTC 38811M.S

JOHN N. BETTANDORFF, TRUSTEE OF THE JOHN N. BETTANDORFF AND AUDREY L. BETTANDORFF 1978 LIVING TRUST, U.T.A. 02/14/78;

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

GORDON L. WOLFE,

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 3 IN BLOCK 11 OF FOURTH ADDITION TO WINEMA GARDENS, 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 90.930.

The true and actual consideration for this conveyance is \$ 97,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11871 Hwy 166, Ashland, OR 97520

Dated this 5 day of July, 1996

John N. Bettendorff
JOHN N. BETTANDORFF, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

COUNTY OF Marion

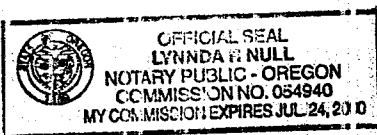
Personally appeared the above named

John N. Bettendorff July 5 1996

and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Lynnda R. Null
Notary Public for U.S. Bank
state of Oregon
My commission expires 07-24-2000



(seal)

ESCROW NO. MT38511-MS

Return to:

Gordon L. Wolfe

11871 Hwy 166

Ashland, OR 97520

STATE OF OREGON; COUNTY OF KLAMATH: 81

Filed for record at request of merit title the 8th day of July A.D. 19 96 at 50 o'clock P M., and duly recorded in Vol. M96 of Deeds on Page 20194.

FEE \$30.00

By Bernetha G. Letsch, County Clerk

