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WARRANTY DEED

Vol. M96 Page 20720

MTC38651MS

RICKEY E. DEATON,

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

LESLIE JARVIS and SYLVIA JARVIS, 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 13 OF CLOVERDALE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THE WESTERLY 119.0 FEET THEREOF. TOGETHER WITH A 1973 MOBILE HOME, PLATE #X 96318.

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 whomever, 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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1554 Derby Street, Klamath Falls, OR 97603

Dated this 11th day of July, 1996.

Rickey E. Deaton
RICKEY E. DEATON

NOTARY ACKNOWLEDGEMENT

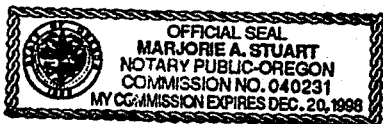
STATE OF Oregon

SS. July 11 19 96

COUNTY OF Klamath

Personally appeared the above named Rickey E. Deaton

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT38651-MS

Return to:

LESLIE JARVIS

1554 Derby Street

Klamath Falls, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day of July, 19 96 at 11:53 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 20720.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Bernetha G. Letsch