

WARRANTY DEED

Vol. M96 Page 20721

MTC38598MS

STEVEN R. DOUGLAS and BETTY S. DOUGLAS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

RICKEY DEATON,

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:

WEST 80 FEET OF LOTS 5 AND 6 IN BLOCK 56 OF LAKEVIEW ADDITION TO THE CITY
OF KLAMATH FALLS, 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 \$ 59,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 527 LOWELL STREET, KLAMATH FALLS, OR 97601

Dated this 8th day of July, 1996

Steven R Douglas
STEVEN R. DOUGLAS

Betty S Douglas
BETTY S. DOUGLAS

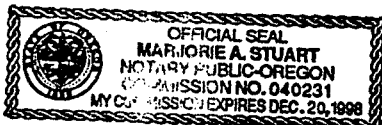
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. July 8 19 96

COUNTY OF Klamath

Personally appeared the above named Steven R. Douglas and Betty S. Douglas

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Margaret A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT38598-MS

Return to:

RICKEY DEATON
527 LOWELL STREET
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day
of July A.D., 19 96 at 11:53 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 20721.

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross

96 JUL 12 AM 11:53