

21968

WARRANTY DEED

Vol. m96 Page 22416

LTC 38831W

FRED E. RIPLEY and PEGGY J. RIPLEY, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 SYLVESTER UNRUH and IRENE M. UNRUH, 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 31, LAMRON HOMES, 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 \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 5330 BARRY AVE., KLAMATH FALLS, OR 97603

Dated this 23rd day of July, 1996.

Fred E. Ripley
 FRED E. RIPLEY

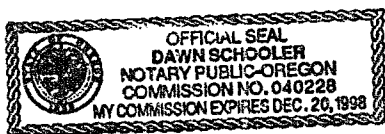
Peggy J. Ripley
 PEGGY J. RIPLEY

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. July 23rd 19 96
 COUNTY OF Klamath

Personally appeared the above named Fred E. Ripley and Peggy J. Ripley

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Dawn Schooler
 Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT38831-LW

Return to:
 SYLVESTER UNRUH
 5330 BARRY AVE.
 KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

AmeriTitle
 on this 24th day of July A.D. 19 96
 at 3:47 o'clock PM. and duly recorded
 in Vol. M96 of Deeds Page 22416
 Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00