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'96 JUL 29 P3:42

## WARRANTY DEED

22864

MTC 38805KA

Vol. m96 Page       

VERNON K. MOURER and NETTIE PEARL MOURER, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 RICHARD W. WOOD and LUCY W. GUTIERREZ, with the rights of survivorship,  
 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 1, the North 30 feet of Lot 2 in Block 4, SOUTH CHILOQUIN, according  
 to the official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon, ALSO that portion of vacated Arnold Street by  
 City Ordinance No. 238.

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 \$ 27,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 1719 LINCOLN AVE., ALAMEDA, CA 94501

Dated this 29 day of July, 19 96

Vernon K. Mourer  
 VERNON K. MOURER

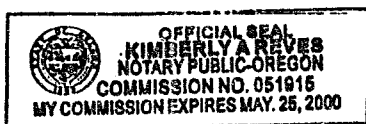
Nettie Pearl Mourer  
 NETTIE PEARL MOURER

## NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. July 29 19 96  
 COUNTY OF KLAMATH

Personally appeared the above named VERNON K. MOURER AND  
NETTIE PEARL MOURER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38805-KA

Return to:  
 RICHARD W. WOOD  
 1719 LINCOLN AVE.  
 ALAMEDA, CA 94501

Before me:

Kimberly A. Reeves  
 Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON, ss.  
 County of Klamath

Filed for record at request of:

AmeriTitle  
 on this 29th day of July A.D., 19 96  
 at 3:42 o'clock PM and duly recorded  
 in Vol. M96 of Deeds Page 22864  
Bernetha G Letsch, County Clerk  
 By Cheryl S. [Signature]  
 Deputy.

Fee, \$30.00