

K-49429-D

STATUTORY WARRANTY DEED
 (Individual or Corporation)

SYLVIA C. (WILBUR) SMITH, ROGER L. WILBUR,

MARK S. WILBUR

SHEILA R. HOGGE

, Grantor,

conveys and warrants to

, Grantee.

the following described real property in the County of KLAMATH and State of Oregon.

Lot 402, Block 110, MILLS 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.

'96 AUG -1 P 3:18

This property is free of liens and encumbrances, EXCEPT: SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 70,000.00 (Here comply with the requirements of ORS 93.030).

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.

DATED this 29th day of July 19 96. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Sylvia C. Wilbur Smith
 SYLVIA C. WILBUR SMITH

Mark S. Wilbur
 MARK S. WILBUR

Roger L. Wilbur by Mark S. Wilbur
 ROGER L. WILBUR, BY MARK S. WILBUR
 HIS ATTORNEY IN FACT

STATE OF OREGON, County of Klamath)ss.
 The foregoing instrument was acknowledged before me
 this 29th day of July 19 96
 by Sylvia C. Wilbur Smith and
Mark S. Wilbur for himself and
as attorney in fact for Roger L.
Wilbur

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____
 by _____ and
 by _____
 of _____
 a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires: 12-19-96

Notary Public for Oregon
 My commission expires: _____

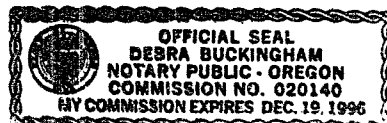
THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
 SHEILA R. HOGGE
 2110 ORCHARD AVE.
 KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 SAME AS LISTED ABOVE

NAME, ADDRESS, ZIP



23379

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 1st day
of August A.D., 19 96 at 3:18 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 23378

Bernetha G Letsch, County Clerk

By *[Signature]*

FEE \$35.00