

ROSE HURTADO, SUCCESSOR TRUSTEE OF THE CLARENCE LAWRENCE SYLVESTRI REVOCABLE LIVING TRUST,

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

GARY A. CLARK and LEE-HON TAN, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 79,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 104 W. OREGON AVENUE, KLAMATH FALLS, OR 97601

Dated this 9th day of August, 19 96

CLARENCE LAWRENCE SYLVESTRI TRUST

BY: Rose Hurtado

ROSE HURTADO

SUCCESSOR TRUSTEE

NOTARY ACKNOWLEDGEMENT

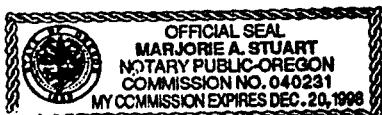
STATE OF Oregon

COUNTY OF Klamath

ss. August 9 19 96

Personally appeared the above named Rose Hurtado, Successor Trustee of the Clarence Lawrence Sylvestri Revocable Living Trust

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT38985-MS

Return to:

GARY A. CLARK

104 W. OREGON AVENUE

KLAMATH FALLS, OR 97601

96 AUG -9 AM 11:55

EXHIBIT "A"
LEGAL DESCRIPTION

24465

A parcel of land situated in the Easterly portion of Lot 3 and 4 of Block 52 of BUENA VISTA 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, being more particularly described as follows:

Beginning at a bolt marking the Northeast corner of said Lot 4; thence South 18 degrees 17' 10" West along the Easterly line of said Block 52, 98.00 feet to a 1/2 inch iron pin; thence North 71 degrees 42' 50" West parallel to but 12.00 feet Northerly of the Southerly line of said Lot 3, 79.73 feet to a 1/2 inch iron pin; thence North 18 degrees 17' 10" East, 104.56 feet to a 1/2 inch iron pin on the Northerly line of said Lot 4; thence South 67 degrees 00' 30" East along said Northerly line of Lot 4, 80.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of Aug A.D., 19 96 at 11:55 o'clock A M., and duly recorded in Vol. M96,
of Deeds on Page 24464.

FEE \$35.00

Bernetha G. Letsch

County Clerk

By [Signature]