

MTC38727DS

LYNN C. SECREST,

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

DONALD K. BIRES and AUDREY J. BIRES, as tenants by the entirety,

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 37 OF NEW DEAL TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE
INT HE 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 \$ 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4403 SEASTA WAY, KLAMATH FALLS, OR 97601

Dated this 13 day of Aug., 1996

Lynn C. Secrest
LYNN C. SECREST

NOTARY ACKNOWLEDGEMENT

STATE OF ARIZONACOUNTY OF PIMAss. 13 Aug 1996Personally appeared the above named Lynn C. Secrest

and acknowledged the foregoing instrument to be her voluntary act.

Before me:

Gordon J. Steffens
Notary Public for Pima County

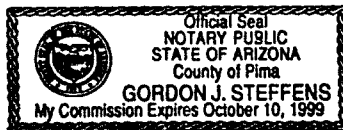
My commission expires 10 OCT 1999

(seal)

ESCROW NO. MT38727-DS

Return to:

DONALD K. BIRES
4403 SEASTA WAY
KLAMATH FALLS, OR 97601



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 14th day
of August A.D., 19 96 at 3:46 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 25093

FEE \$30.00

Bernetha G Letsch, County Clerk
By [Signature]

96 AUG 14 P3:46