

PETER M. BOURDET AKA PETE BOURDET,

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

WILLIAM RAY and KAREN M. RAY, 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:

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS AS FOLLOWS:

Homes, mobile home and prefab homes shall be no less than 1600 square feet and shall be built on a foundation. Mobile homes or prefab homes are allowed if not more than 3 years old when placed on the property described above.

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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 36789 Agency Loop Rd, Chiloquin, OR 97624

Dated this 27th day of August, 1996.

Peter M. Bourdet
PETER M. BOURDET AKA PETE BOURDET

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. August 27 1996COUNTY OF KLAMATH

Personally appeared the above named _____

PETER M. BOURDET

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT39112-MS

Return to:

WILLIAM RAY

36789 Agency Loop Rd.
Chiloquin, OR 97624

EXHIBIT 'A'
LEGAL DESCRIPTION

Parcel 1 of Land Partition 74-94 being Parcel 3 of Land Partition 17-93 situated in the E1/2 SE1/4 Section 22, the W1/2 SW1/4 Section 23 and the NW1/4 NW1/4 Section 26, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM:

That portion of Parcel 1 of Land Partition 74-94 situated in the NE1/4 of the SE1/4 of Section 22, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Northerly and Easterly of Old Korral Road as evidenced by Property Line Adjustment 11-95 on file in the office of the Klamath County Surveyor.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 29th day
of August A.D., 19 96 at 2:56 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 26790.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen Ross