

KNOW ALL MEN BY THESE PRESENTS, That O. JEFFERY LEROY

Hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ERICA L. AYDELOTTE, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 70 of HERRYMANS REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and apparent to the land and that

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. \$7,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ to change vesting. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted.) See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of August, 1996; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,

County of Klamath ss.
August 30th, 1996

Personally appeared the above named
O. Jeffery Leroy

and acknowledged the foregoing instrument
to be HIS voluntary act and deed.

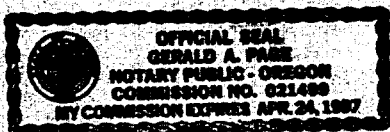
Before me:

[Signature]
Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____ ss.
The foregoing instrument was acknowledged before me this _____, 19____, by _____, _____ president, and by _____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____ (SEAL)
My commission expires:



STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 3rd day of Sept., 1996, at 3:50 o'clock PM., and recorded in book M96 on page 27476 or as file/reel number 24211.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By [Signature] Recording Officer
Deputy

Fee \$30.00