

MTC38786DS

WARRANTY DEED

SARAH M. DELAVAN and ROBERT J. DELAVAN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: KARL E. WIRKUS and KERRY E. WIRKUS, 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:

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 \$ 117,900.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2345 AUBURN STREET, KLAMATH FALLS, OR 97601

Dated this 4 day of September, 19 96

Sarah M. Delavan
SARAH M. DELAVAN

Robert J. Delavan
ROBERT J. DELAVAN

NOTARY ACKNOWLEDGEMENT

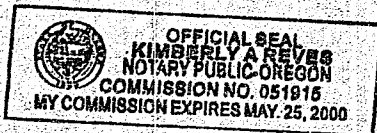
STATE OF OREGON

COUNTY OF KLAMATH

SS. September 4 19 96

Personally appeared the above named SARAH M. DELAVAN AND
ROBERT J. DELAVAN

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT38786-DS

Return to:

KARL E. WIRKUS
2345 AUBURN STREET
KLAMATH FALLS, OR 97601

EXHIBIT "A" LEGAL DESCRIPTION

Lot 6 in Block 16 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 5 in Block 16 of THE TERRACES, as described as follows:

Beginning at the Northwest corner of Lot 5, Block 16, THE TERRACES; thence South 62 degrees 34' East along the Southwesterly line of a county road 56.5 feet; thence along the arc of a 169.52 foot radius curve to the left 71.5 feet, more or less, to a point on the Easterly line of said Lot 5; thence Southerly 2.96 feet, more or less to the Southeast corner of said Lot 5; thence Westerly on a Southerly line of said Lot 5 to the Southwest corner of said Lot 5; thence Northerly on Westerly line of said Lot 5, 47.4 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 10th day
of September A.D. 19 96 at 3:01 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 28452.

Bernetha G Letsch, County Clerk

FEE \$35.00

By [Signature]