

MTC 39102 MS

MARK A. VANOVER AND REIKO C. VANOVER, WHO ACQUIRED TITLE AS REIKO C. PRICE, Grantor(s) hereby grant, bargain, sell and convey to:
WESTERN HOMES, INC., AN OREGON CORPORATION,
 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 715 IN BLOCK 129 OF MILLS 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.

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: A First Trust Deed recorded July 13, 1994 in Volume M94, page 21614, Microfilm Records of Klamath County, Oregon, in favor of EARL L. LANCASTER. Grantees herein agree to assume and pay in full the above referenced Trust Deed.

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 \$ 32,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6707 S. SIXTH ST., KLAMATH FALLS, OR 97603

Dated this 19th day of September, 1996.

Mark A. Vanover
 MARK A. VANOVER

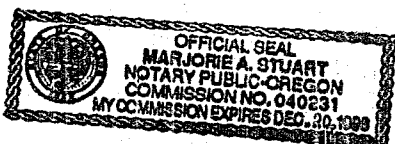
Reiko C. Vanover
 REIKO C. VANOVER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. September 19 19 96
 COUNTY OF Klamath

Personally appeared the above named Mark A. Vanover and Reiko C. Vanover

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart
 Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Return: Western Homes
 6707 S. 6th St.
 K.F. Or. 97603

Filed for record at request of Amerititle the 23rd day of Sept. A.D., 19 96 at 11:50 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 30032.

FEE #30.00

Bernetha G. Letsch
 By Kathleen Ross County Clerk

96 SEP 23 AM 1:50