

MT39172LW WARRANTY DEED

ALFRED S. UPSON and JOYCE E. UPSON, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
WALTER R. WAITE,

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 4 in Block 1 of OREGON SHORES SUBDIVISION- TRACT NO. 1053, 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:
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 \$ 8,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 213, BANNING, CA 92220

Dated this 12th day of Sept., 1996

Alfred S. Upson
ALFRED S. UPSON

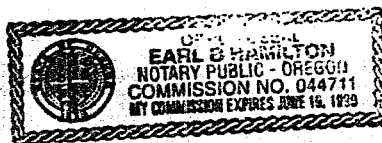
Joyce E. Upson
JOYCE E. UPSON

NOTARY ACKNOWLEDGEMENT

STATE OF OR SS. 09-12 1996
COUNTY OF CURRY

Personally appeared the above named Alfred S. Upson and
Joyce E. Upson

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

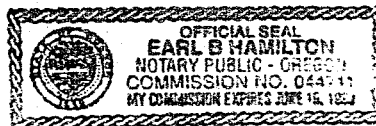
Earl B. Hamilton

Notary Public for Oregon

My commission expires 06-19-99

ESCROW NO. MT39172-LW

Return to:
WALTER R. WAITE
P.O. BOX 213
BANNING, CA 92220



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 24th day
of Sept. A.D., 1996 at 11:51 o'clock A. M., and duly recorded in Vol. 196
of Deeds on Page 30209

Bernetha G. Letsch

County Clerk

FEE \$30.00

By

Kathleen Rosa

96 SEP 24 AM 1:51