

WARRANTY DEED

ORIN D. CHANNER and BEVERLY A. CHANNER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

SUSAN K. CHANNER,

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 16 in Block 7 of TRACT NO. 1037 FIFTH ADDITION TO SUNSET VILLAGE,
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 \$ 100,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3882 REDONDO WAY, KLAMATH FALLS, OR 97603

Dated this 25 day of September, 1996.

Orin D. Channer
ORIN D. CHANNER

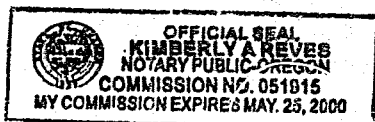
Beverly A. Channer
BEVERLY A. CHANNER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON ss. September 25 19 96
COUNTY OF KLAMATH

Personally appeared the above named ORIN D. CHANNER AND
BEVERLY A. CHANNER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reves

Notary Public for OREGON

My commission expires 5/25/2000

ESCROW NO. MT39455-KA

Return to:

SUSAN K. CHANNER
3882 REDONDO WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle
on this 25th day of Sept A.D., 19 96
at 3:39 o'clock P M. and duly recorded
in Vol. M96 of Deeds Page 30456
Bernetha G. Letsch County Clerk
By Betha G. Letsch Deputy.

Fee, \$30.00

'96 SEP 25 P3:39