

## WARRANTY DEED

MTC39427MS

DELPHUS V. WRIGHT and MARTHA A. WRIGHT, as tenants in common,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 MILTON A. BEAR and MARLYS BEAR, husband and wife,  
 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 \$ 85,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: 6414 Teal Drive, Bonanza, OR 97623

Dated this 27th day of September, 1996

Delphus V. Wright  
 DELPHUS V. WRIGHT

Martha A. Wright  
 MARTHA A. WRIGHT

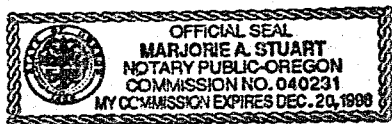
## NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. September 27 19 96

COUNTY OF Klamath

Personally appeared the above named Delphus V. Wright and Martha A.  
Wright

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT39427-MS

Return to:

MILTON A. BEAR  
 6414 Teal Drive  
 Bonanza, OR 97623

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

PARCEL 1

Lot 3, Block 53, KLAMATH FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

Lot 4, Block 53, KLAMATH FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

Lot 2, Block 53, KLAMATH FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Together with a 1980 Statler Mobile Home, Plate #X170004.

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PRELIMINARY REPORT

PRELIMINARY REPORT ONLY

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day  
of September A.D., 19 96 at 11:29 o'clock A M., and duly recorded in Vol. M96  
of Deeds on Page 30745

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Kathleen Ross