

MTC 30691KR

AVIS RICTER WHO ACQUIRED TITLE AS AVIS HINES,

Grantor(s) hereby grant, bargain, sell and convey to:

JOHN N. BROOKS & JOYCE MEYER, AS TENANTS IN COMMON, EACH AS TO AN UNDIVIDED 1/2 INTEREST,

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 \$ 24,900.00.Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7208 Boyd Court Klamath Falls OR 97603Dated this 4th day of October, 1996X Avis Richter

AVIS RICTER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGONSS. October 4 19 96COUNTY OF KLAMATH

Personally appeared the above named _____

AVIS RICTERand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Kristi L. ReedNotary Public for OregonMy commission expires 11/16/99

(seal)

ESCROW NO. MT39591-KR

Return to:

JOHN N. BROOKS & JOYCE MEYER

7208 Boyd CourtKlamath Falls, OR 97603

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 22 and 21 in Block 6 in INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, excepting the following described portion of Lot 22:

Commencing at the Northeast corner of said Lot 22, thence West along the North line of said Lot, 70 feet; thence South parallel with Owens Street 4 feet; thence East 70 feet parallel to the North line of said lot; thence North along the East line of said lot, 4 feet to the point of beginning in Block 6, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of October A.D., 19 96 at 3:54 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 31826.

FEE
\$35.00

Bernetha G. Letsch County Clerk
By Kathleen Ross