

WARRANTY DEED

MTC39405KR

MICHAEL P. PICARD and VALERIE J. PICARD, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: RONALD L. METCALF and MARY P. METCALF, 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:

LOT 1, BLOCK 12, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, 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 \$ 92,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 818 WALNUT AVENUE, KLAMATH FALLS, OR 97601

Dated this 7th day of October, 1996

Michael P. Picard
MICHAEL P. PICARD

Valerie J. Picard
VALERIE J. PICARD

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

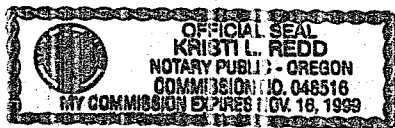
SS. October 7 1996

COUNTY OF KLAMATH

Personally appeared the above named

MICHAEL P. PICARD & VALERIE J. PICARD

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kristi L. Redd
Notary Public for Oregon

My commission expires 11/16/99

(seal)

ESCROW NO. MT39405-KR

Return to:

RONALD L. METCALF
818 WALNUT AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 8th day of October A.D., 19 96 at 11:36 o'clock A. M., and duly recorded in Vol. M96 of Deeds on Page 31906.

Bernetha G. Letsch, County Clerk

By Kathleen Rose

FEE \$30.00

96 OCT -8 AM 1:36