

'96 OCT 17 AM 1:16


 WARRANTY DEED STATE OF OREGON,
County of Klamath ss.

ASPEN TITLE ESCROW NO. 01045256

 AFTER RECORDING RETURN TO:
Mr. and Mrs. Joseph E. Oyler
16714 Ponderosa Lane
Klamath Falls, OR. 97601

 UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow			
on this	<u>17th</u>	day of	<u>October</u> A.D. 19 <u>96</u>
at	<u>11:16</u>	o'clock	<u>A. M.</u> and duly recorded
in Vol.	<u>M96</u>	of Deeds	Page <u>32855</u>
Bernetha G. Letsch		County Clerk	
By <u>Rutha Ross</u>		Deputy.	
Fee. \$30.00			

 JULIA MARIE LIVELY, hereinafter called GRANTOR(S), convey(s) to
JOSEPH E. OYLER and MISTI L. OYLER, husband and wife,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

 Lot 12 in Block 11 of FIRST ADDITION TO KLAMATH RIVER ACRES, in
the County of Klamath, State of Oregon.

Code 97, Map 3907-25C0, Tax Lot 7500

"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 30.390."

 and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

 and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

 The true and actual consideration for this transfer is
\$78,000.00.

 In construing this deed and where the context so requires, the
singular includes the plural.

 IN WITNESS WHEREOF, the grantor has executed this instrument
this 14th day of October, 1996.

JULIA MARIE LIVELY

STATE OF CALIFORNIA, County of SANTA CLARA)ss.
 On October 15, 1996, before me, DIANE M LEDBETTER
personally appeared Julia Marie Lively, personally known to me
(or proved to me on the basis of satisfactory evidence) to be
the person whose name is subscribed to the within instrument
and acknowledged to me that she executed the same in her
authorized capacity, and that by her signature on the
instrument the person or the entity upon behalf of which the
person acted, executed the instrument.

WITNESS my hand and official seal.

 Signature Diane M Ledbetter
My commission expires: 8-29-97
