

WARRANTY DEED

MT39654MS

MARY JO C. BOLTON,

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

DENNIS R. VADER,

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:

LOTS 3 AND 4 IN BLOCK 52 OF KLAMATH FALLS 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

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 \$ 5,200.00.

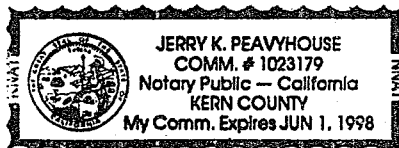
Until a change is requested, all tax statements shall be sent to Grantee at the following address: 172 MOUNTAIN PINE DRIVE, GRANTS PASS, OR 97526

Dated this 14th day of October, 1996

Mary Jo C. Bolton
MARY JO C. BOLTON

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA SS. OCTOBER 14 1996
COUNTY OF KERN

Personally appeared the above named Mary Jo C. Boltonand acknowledged the foregoing instrument to be HER voluntary act.

(seal)

Before me:

[Signature]
Notary Public for STATE OF CALIFORNIA
My commission expires 6-1-98

ESCROW NO. MT39654-MS

Return to:
DENNIS R. VADER
172 MOUNTAIN PINE DRIVE
GRANTS PASS, OR 97526

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 17th day
of October A.D., 19 96 at 3:38 o'clock P.M., and duly recorded in Vol. M96,
of Deeds on Page 32953.

FEE \$30.00

Bernetha G. Letsch County Clerk
By Kathleen Rasmussen