

WARRANTY DEED

MTC 39159 KR

Penny Lynn Guyer who took title as Penny Lynn Howie and Becky Jane Howie, as to an undivided 5/6ths interest; and Penny Guyer, Trustee of the Trust Established under Article 6, Section 1, Paragraph A of the Will of Vicki Howie Cornwall, all as tenants in common,

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

DANNY R. ALLEN and CYNTHIA L. ALLEN, 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 attached exhibit "A"

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 \$ 32,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6064 BRANT AVENUE, BONANZA, OR 97623

Dated this 18th day of October, 1996

X Penny Lynn Guyer
PENNY LYNN GUYER

X Becky Jane Howie
BECKY JANE HOWIE

X The Vicki Howie Cornwall Trust
THE VICKI HOWIE CORNWALL TRUST

X BY: Penny Lynn Guyer TRUSTEE
PENNY GUYER

STATE OF OREGON, County of Washington) ss.

This instrument was acknowledged before me on October 18, 1996

by PENNY LYNN GUYER, individually and PENNY LYNN GUYER

as Trustee

of THE TRUST ESTABLISHED UNDER ARTICLE 6, SECTION 1, PARAGRAPH A OF THE WILL OF

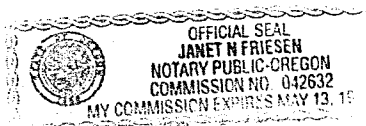
Janet N Friesen /VICKI HOWIE CORNWALL
Notary Public of Oregon

My commission expires 5-13-99

ESCROW NO. MT39159-KR

Return to:

DANNY R. ALLEN
6064 BRANT AVENUE
BONANZA, OR 97623



96 OCT 22 P3:56

STATE OF OREGON,

County of

Deschutes

} ss.

FORM No. 23—ACKNOWLEDGMENT.
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BE IT REMEMBERED, That on this 21 day of October, 1996,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within
named BECKY JANE HOLWIE

known to me to be the identical individual..... described in and who executed the within instrument and
acknowledged to me that she..... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.



Linda K. Thomassen
Notary Public for Oregon
My commission expires 8-14-97

Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

Part of Lots 1 and 2, Block 49, FIRST ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning on the Westerly line of Fourth Street at the intersection thereof and Northerly line of alley through said Block 49; thence Northwesterly along Fourth Street 50 feet; thence Southwesterly and parallel with alley 62 feet; thence Southeasterly and parallel with Fourth Street 50 feet to the Northerly line of alley; thence Northeasterly along line of alley 62 feet to point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 22nd day
of Oct. A.D., 19 96 at 3:56 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 33506
Bernetha G. Letsch County Clerk
By Kathleen Ross

FEE \$40.00