

-SPECIAL WARRANTY DEED-

Elaine Herman Maness, Grantor, conveys and specially warrants to Irene Gutierrez, Grantee, the following described real property situated in Klamath County, Oregon, free of encumbrances created or suffered by the Grantor except as specifically set forth herein:

Lot 5, Block 27, Highway #66, Unit Plat #2, Klamath Forest Estates.

The true and actual consideration for this conveyance is \$20,000.00.

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.

Until a change is requested, all tax statements shall be mailed to Grantee at: 9205 Minah Bird Drive, Bonanza, OR 98623.

DATED this 30 day of September, 1996.

Elaine Herman Maness
Elaine Herman Maness

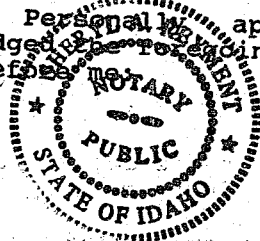
STATE OF IDAHO)

County of Elmore)

ss.

September 30, 1996

Personally appeared, Elaine Herman Maness, and acknowledged before me the foregoing instrument to be her voluntary act and deed. Before me,



Sheryl A. Ryman
Notary Public for Idaho
My Commission expires: 12-27-99

Return to:
Brandsness, Brandsness & Rudd, P.C.
411 Pine Street
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Brandsness, Brandsness & Rudd the 23rd day of October A.D., 19 96 at 1:21 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 33567.

FEE \$30.00
2.00 c.c.

Bernetha G. Letsch County Clerk

By

Kathleen Rosa