

WARRANTY DEED

Vol. M96 Page 34773

MT39349MS
 VIA S. THROOP and PATRICIA M. THROOP, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 WILLIAM R. DIEKMANN and SUSAN M. DIEKMANN, 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 IN BLOCK 1 OF TRACT NO. 1065 IRISH BEND, 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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1641 WILFORD AVENUE, KLAMATH FALLS, OR 97601

Dated this 01 day of Nov., 1996.

Via S. Throop
 VIA S. THROOP

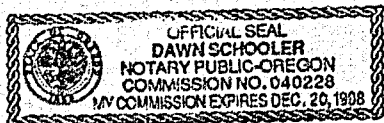
Patricia M. Throop
 PATRICIA M. THROOP

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 11-01 19 96
 COUNTY OF Klamath

Personally appeared the above named Via S. Throop &
Patricia M. Throop

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler
 Notary Public for Oregon

My commission expires 12/20/98

(seal)

ESCROW NO. MT39349-MS

Return to:
 WILLIAM R. DIEKMANN
 1641 WILFORD AVENUE
 KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 4th day
 of November A.D., 19 96 at 11:53 o'clock A. M., and duly recorded in Vol. M96,
 of Deeds on Page 34773.

FEE \$30.00

Bernetha G. Letsch, County Clerk
 By Kathleen Bras