

WARRANTY DEED

WTC39762

EARL ALLEN and VICKI ALLEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: CHARLES H. WADE and LISA R. WADE, 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 TEN (10), BLOCK TWLEVE (12), FIRST ADDITION TO RIVER PINE ESTATES, 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 whomssoever, 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 \$ 34,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: HC 32 BOX 306, GILCHRIST, OR 97737

Dated this 8th day of Nov., 1996

X Earl Allen
EARL ALLEN

X Vicki Allen
VICKI ALLEN

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

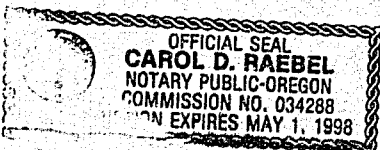
COUNTY OF Deschutes

ss.

11/8 1996

Personally appeared the above named Earl Allen and Vicki Allen

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Carol D. Raebel

Notary Public for Oregon

My commission expires 5-1-98

ESCROW NO. SR001940CN

Return to:

CHARLES H. WADE

HC 32 BOX 306

GILCHRIST, OR 97737

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle of November A.D., 1996 at 3:40 o'clock P.M., and duly recorded in Vol. M96 of Deeds on Page 35545 day

FEE \$30.00

Bernetha G. Letsch County Clerk

By Kathleen Ross