

WARRANTY DEED

MAG 39333MS

LARRY L. COLLMAN,

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

LARRY W. BURNHAM SR. and PAULETTE BURNHAM, 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 6 IN BLOCK 70 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, 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:

Trust Deed, subject to the terms and provision thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: June 17, 1994

Recorded: June 30, 1994

Volume: M94, page 20396, Microfilm Records of Klamath County, Oregon

BUYERS HEREIN DO NOT AGREE TO ASSUME SAID TRUST DEED, AND SELLERS HEREIN SHALL SAVE BUYERS HARMLESS THEREFROM.

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 \$ 32,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address:

Dated this 8th day of NOV, 1996

Larry L. Collman
LARRY L. COLLMAN

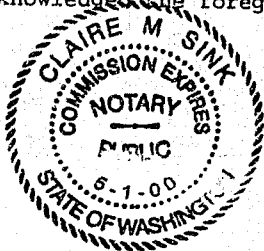
NOTARY ACKNOWLEDGEMENT

STATE OF Wash SS. NOV 8 19 96

COUNTY OF Kistap

Personally appeared the above named Larry L. Collman

and acknowledged the foregoing instrument to be free voluntary act.



(seal)

Before me:

Claire M. Sink

Notary Public for State of Wash

My commission expires 5-1-00

STATE OF OREGON, ss.

County of Klamath

ESCROW NO. MT39333-MS

Return to:

LARRY W. BURNHAM SR.

Filed for record at request of:

Amerititle

on this 14th day of November A.D., 1996
at 11:45 o'clock A. M. and duly recorded
in Vol. M96 of Deeds Page 35760

Bernetha G. Letsch County Clerk

By

Kathleen Ross

Deputy.

Fee, \$30.00

96 NOV 14 AM 1:45