

MTC39815MS

ALBERT P. BILKA, JR., WHO ACQUIRED TITLE AS ALBERT P. BILKA, AND JENNIFER BILKA, AS TENANTS BY THE ENTIRETY,
 Grantor(s) hereby grant, bargain, sell and convey to:
 ALBERT P. BILKA, JR. and JENNIFER BILKA, 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:

LOTS 13 AND 14 OF HIGHLAND PARK, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.
 EXCEPT THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY INSTRUMENT RECORDED OCTOBER 14, 1971 IN VOLUME M71, PAGE 10814, MICROFILM RECORDS 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 \$. 0

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7341 SOUTH SIXTH STREET, KLAMATH FALLS, OR 97601

Dated this 22nd day of November, 1996.

Albert P. Bilka, Jr.
 ALBERT P. BILKA, JR.

Jennifer Bilka
 JENNIFER BILKA

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon

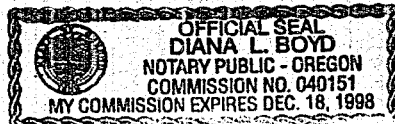
SS. November 22 1996

COUNTY OF Klamath

Personally appeared the above named ALBERT P. BILKA, JR. and

JENNIFER BILKA

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT39815-MS

Return to:

ALBERT P. BILKA, JR.
 7341 SOUTH SIXTH STREET
 KLAMATH FALLS, OR 97601

Before me:

Diana L. Boyd

Notary Public for Oregon

My commission expires 12-18-98

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle

on this 22nd day of November A.D. 19 96
 at 3:25 o'clock P. M. and duly recorded
 in Vol. M96 of Deeds Page 36872
 Bernetha G. Letsch County Clerk

By

Patricia Ross

Fee, \$30.00

Deputy.

96 NOV 22 P 3:25