

WARRANTY DEED

DIANA J. MC BEE,

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

CATHERINE A. CRIST,

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 27 IN BLOCK 306 OF DARROW ADDITION TO THE CITY OF KLAMATH FALLS,
 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 \$ 49,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2545 RADCLIFFE AVENUE, KLAMATH FALLS, OR 97601

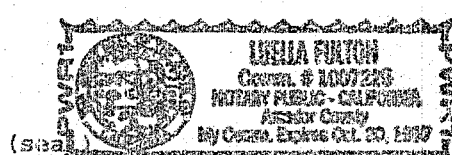
Dated this 3rd day of December, 1996

Diana J. Mc Bee
 DIANA J. MC BEE

STATE OF CALIFORNIACOUNTY OF Amadorss. December 3 1996Personally appeared the above named DIANA J. Mc Beeand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Lucella Fulton
 Notary Public for _____

My commission expires 10-20-97

ESCROW NO. MT39846-MS

Return to:

CATHERINE A. CRIST
 2545 RADCLIFFE AVENUE
 KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
 of December A.D., 1996 at 3:30 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 38024.

FEE \$30.00

Bernetha G. Letsch County Clerk

By Kathleen Ross