

MTC 30800KR

CHARLES T. BRENCÉ and CHERYL G. BRENCÉ, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:  
GREGORY A. THEDE and PATRICIA JANET THEDE, 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 2 IN TRACT 1289, FOURTH ADDITION TO EAST HILLS 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 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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2216 Kimberly, Klamath Falls, OR 97601

Dated this 5th day of December 1996

\* Charles T. Brence  
CHARLES T. BRENCÉ

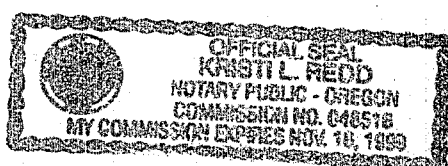
\* Cheryl G. Brence  
CHERYL G. BRENCÉ

STATE OF Oregon  
COUNTY OF Klamath ss. December 5 19 96

Personally appeared the above named

CHARLES T. BRENCÉ & CHERYL G. BRENCÉ

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me,

Kristi L. Reed

Notary Public for Oregon

My commission expires 11/10/99

ESCROW NO. MT39880-KR

Return to:

GREGORY A. THEDE  
2216 Kimberly  
Klamath Falls, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amaritille the 5th day  
of December A.D., 19 96 at 3:30 o'clock P. M., and duly recorded in Vol. M26  
of Deeds on Page 38036

FEE \$30.00

Bernetha G. Letsch County Clerk

By Hadden Ross