

ETHEL PRITCHETT,

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

RONALD E. BALLARD and DONNA I. BALLARD, as tenants by the entirety,
 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 9, Block 2 of CASCADE PARK, 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 \$ 115,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. BOX 451, KLAMATH FALLS, OR 97601

Dated this 13 day of December, 1996.

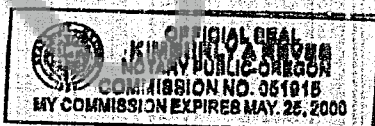
Ethel Pritchett
 ETHEL PRITCHETT

STATE OF OREGON ss. December 13 19 96

COUNTY OF KLAMATH

Personally appeared the above named ETHEL PRITCHETT

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39885-KA

Return to:

RONALD E. BALLARD
 P.O. BOX 451
 KLAMATH FALLS, OR 97601

STATE OF OREGON - COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri Title the 16th day
 of December A.D., 19 96 at 2:21 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 39003

FEE \$30.00

County Clerk
 by Bernetha Letsch

Kathleen Ross

96 DEC 16 P3:21