

MTC 3972KA

WARRANTY DEED

VESTA SHOGREN,

Grantor(s) hereby grant, bargain, sell and convey to:
 ALLEN MOATES AND SANDRA KRUGER, with rights of survivorship,
 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:

The North half of Lot 12 and the South half of the South half of Lot 13
 in Block 2 of SECOND ADDITION TO ALTAMONT ACRES, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon. EXCEPTING THEREFROM the East 5 feet thereof
 conveyed to Klamath County for road purposes.

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 \$ 25,000.00.

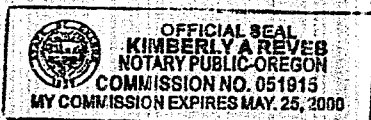
Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: , 7100 Hwy 97 S., Klamath Falls, OR 97603

Dated this 20 day of December, 1996.

Vesta Shogren
 VESTA SHOGREN

STATE OF OREGONS. December 20 19 96COUNTY OF KLAMATHPersonally appeared the above named VESTA SHOGREN

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for OregonMy commission expires 5/25/2000

(seal)

ESCROW NO. MT39792-KA

Return to:

ALLEN MOATES
 7100 Hwy 97 S.
 Klamath Falls, OR 97603

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of _____ At _____ the 23rd day
 of December A.D., 19 96 at 3:45 o'clock P.M., and duly recorded in Vol. M96
 of Deeds on Page 39785

FEE \$30.00

Bernetha G. Letsch, County Clerk
Bernetha G. Letsch

96 DEC 23 P3:45