

MTC 40053 KA

HELEN DEAL who acquired title as HELEN FITZGERALD, former spouse of HOWARD W. DORE
 Grantor(s) hereby grant, bargain, sell and convey to:
 CHERYL SMELSER,
 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 54 in Block 3 of TRACT 1017 MOUNTAIN LAKE HOMESITES, 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 \$ 10,000.00.

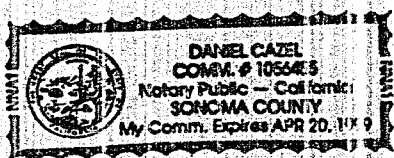
Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 5020 S.E. WALDEN DRIVE, PORTLAND, OR 97206

Dated this 21 day of December, 1996

Helen Deal
 HELEN DEAL

STATE OF CALIFORNIA SS. December 21 1996
 COUNTY OF Sonoma
 Personally appeared the above named HELEN DEAL

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Daniel G.
 Notary Public for Sonoma County, CA.
 My commission expires Apr 20, 1999

ESCROW NO. MT40053-KA

Return to:

CHERYL SMELSER
 5020 S.E. WALDEN DRIVE
 PORTLAND, OR 97206

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 24th day
 of December A.D. 1996 at 11:33 o'clock A. M., and duly recorded in Vol. M96
 of Deeds on Page 39866

FEE \$30.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross

'96 DEC 24 AM 1:33