

WARRANTY DEED

MTC 40175MS

CLAUDETTE MARIE BIGBY,

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

JON W. VOGT and CHRISTEL J. VOGT, 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:

THE SOUTHERLY 70 FEET OF TRACT 23, ALAMONT SMALL FARMS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, EXCEPTING THEREFROM THAT PORTION CONVEYED TO KLAMATH COUNTY BY DEED RECORDED SEPTEMBER 6, 1996 IN VOLUME M96, PAGE 27970, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON. TOGETHER WITH A 1958 VICTORY MOBILEHOME, PLATE #X160016.

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 \$ 39,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5703 AVALON STREET, KLAMATH FALLS, OR 97603

Dated this 27th day of December, 1996.

Claudette Marie Bigby
CLAUDETTE MARIE BIGBY

BY: Eleanor Cook HER ATTORNEY IN FACT
ELEANOR COOK

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on December 27, 1996

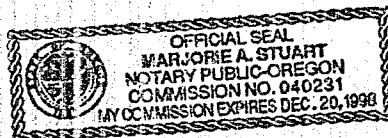
by Eleanor Cook

as Attorney in fact

for Claudette Marie Bigby

Notary Public of Oregon

My commission expires 12-20-98



ESCROW NO. MT40175-MS

Return to:

JON W. VOGT

5703 AVALON STREET

KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 27th day
of December A.D. 19 96 at 11:52 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 40087

FEE \$30.00

Bernetha G. Leitch, County Clerk
by Kathleen Ross