

MTC 40237

WARRANTY DEED

This Space Reserved for Recorder's Use

GRANTOR: GARLAND R. SPRICK

GRANTEE: WILLIAM R. WOHRMAN, TRUSTEE

Until a change is requested, all tax statements shall be sent to the following address:

WILLIAM R. WOHRMAN, TRUSTEE
 12852 LARRYLYN DRIVE
 LA MIRADA, CA 90638

Escrow No. 77-912 Title No. 40237

After recording return to:

WILLIAM R. WOHRMAN, TRUSTEE
 12852 LARRYLYN DRIVE
 LA MIRADA, CA 90638

STATUTORY WARRANTY DEED

GARLAND R. SPRICK AND MAXINE E. SPRICK Grantor, conveys and warrants to WILLIAM R. WOHRMAN AND JANICE C. WOHRMAN, TRUSTEES FOR THE WOHRMAN FAMILY REVOCABLE LIVING TRUST U/D/T DATED 3/10/95 Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in KLAMATH County, Oregon, to wit:

LOT 13 IN BLOCK 47 OF TRACT 1184 OREGON SHORES, UNIT 2, FIRST ADDITION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 30.0930. The said property is free from encumbrances except: for covenants, conditions, restrictions, reservations, set back lines, powers of special districts, and easements of record, if any.

The true consideration for this conveyance is \$5,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 27 day of DECEMBER 19 96

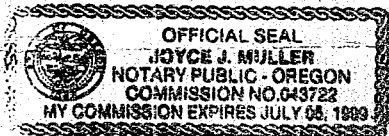
Garland R. Sprick
 GARLAND R. SPRICK
Maxine E. Sprick
 MAXINE E. SPRICK

State of Oregon, County of BENTON
 The foregoing instrument was acknowledged before me this 27 day of DECEMBER, 19 96
 by GARLAND R. SPRICK AND MAXINE E. SPRICK

State of Oregon, County of _____
 The foregoing instrument was acknowledged before me this _____ day of _____, 19____
 by _____, President
 and _____ Secretary
 of _____
 a _____
 corporation, on behalf of the corporation.

Joyce J. Muller
 Notary Public for Oregon
 My commission expires: 07/05/99

Notary Public for Oregon
 My commission expires: _____



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day
 of January A.D., 19 97 at 3:47 o'clock P M., and duly recorded in Vol. M97
 of Deeds on Page 203

FEE \$30.00

Bernetha G. Latsch, County Clerk
 by Bernetha G. Latsch