

CLINTON D. GARDNER,

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

JAMES GARNER and JOYCE GARNER, 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:

Lot 4 in Block 21 of FOURTH ADDITION TO KLAMATH RIVER ACRES, 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 \$ 58,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1021 CASABA AVE., CHATSWORTH, CA 91311

Dated this 2<sup>nd</sup> day of January, 1997

Clinton D. Gardner  
CLINTON D. GARDNER

STATE OF OregonCOUNTY OF Klamathss. January 2<sup>nd</sup> 19 97

Personally appeared the above named Clinton D. Gardner

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Notary Public for OregonMy commission expires 11/20/99

(seal)

ESCROW NO. MT40141-LW

Return to:

JAMES GARNER

1021 CASABA AVE.

CHATSWORTH, CA 91311

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day of January A.D., 19 97 at 11:45 o'clock A. M., and duly recorded in Vol. M97 of Deeds on Page 268

FEE \$30.00

Bernetha G. Letsch, County Clerk  
by Bernetha G. Letsch