

GLETA WAMPLER,

Grantor(s) hereby grant, bargain, sell and convey to:
CHRISTY L. ULRICH and ERIK E. ULRICH, with the 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:

Lot 1 in Block 11 of TRACT 1029, SPRAGUE RIVER PINES, 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 \$ 27,000.00.

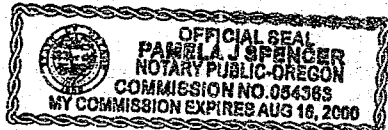
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 21202 S. VERMONT AVE., TORRANCE, CA 90502

Dated this 31st day of DEC, 1996

Gleta Wampler
GLETA WAMPLER

STATE OF OREGON SS. 12/31 1996
COUNTY OF Klamath
Personally appeared the above named Gleta Wampler

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:
Pamela J. Spencer
Notary Public for OREGON
My commission expires 8/16/2000

ESCROW NO. MT40191-PS

Return to:

CHRISTY L. ULRICH
21202 S. VERMONT AVE.
TORRANCE, CA 90502

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day
of January A.D., 19 97 at 11:32 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 419

FEE \$30.00

by Bernetha G. Letsch County Clerk
Bernetha G. Letsch

97 JAN -7 AM 1:32