

IRENE HUGGINS,

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

ROLAND KEITH WAMPLER, JR.,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 16644 HAWTHORNE AVENUE, HAPPY VALLEY, CA 96007

Dated this 6 day of January, 1997

Irene Huggins  
IRENE HUGGINS

STATE OF OREGONSS. JANUARY 6 19 97COUNTY OF KLAMATHPersonally appeared the above named IRENE HUGGINSand acknowledged the foregoing instrument to be her voluntary act.

Before me:

Susan E. DavisNotary Public for Klamath County, OregonMy commission expires Aug. 19, 2000

(seal)

ESCROW NO. MT40253-KR

Return to:

ROLAND KEITH WAMPLER, JR.  
16644 HAWTHORNE AVENUE  
HAPPY VALLEY, CA 96007

97 JAN -7 P3:19

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A portion of the NE1/4 SE1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on Public Highway 66, 30 feet East of the West boundary of the E1/2 SE1/4 of Section 25, Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East 500 feet along South side of said Highway 66; thence South to North boundary of the O C & E Railroad; thence West along said railroad to a point 30 feet East of the above described West boundary; thence North to the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day  
of January A.D., 19 97 at 3:19 o'clock P.M., and duly recorded in Vol. M97  
of Deeds on Page 474

Bernetha G. Letsch, County Clerk

FEE \$35.00

by

Kathleen Brown