

MTC40251MS

CRAIG ALLEN DITSCH,

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

JAMES HARDIN,

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 16 IN BLOCK 43 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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 \$ 4,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6057 BRANT DRIVE, BONANZA, OR 97623

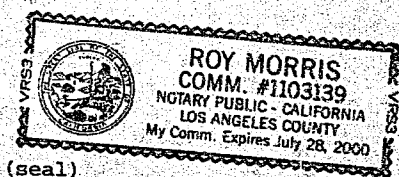
Dated this 8 day of Jan, 19 97

Craig Allen Ditsch
CRAIG ALLEN DITSCH

STATE OF CALIFORNIA SS. January 8, 19 97
COUNTY OF Los Angeles

Personally appeared the above named X CRAIG ALLEN DITSCH

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

X Roy Morris
Notary Public for CALIFORNIA

My commission expires July 28-2000

ESCROW NO. MT40251-MS

Return to:

JAMES HARDIN

6057 BRANT DRIVE

BONANZA, OR 97623

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day
of January A.D., 19 97 at 11:18 o'clock A. M. and duly recorded in Vol. M97
of Deeds on Page 1209

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Rosa

97 JAN 15 AM 1:18