

33130

## WARRANTY DEED

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MTCA046A  
 GARY D. DURETTE and MARIE M. DURETTE, as tenants by the entirety,  
 Grantor(s) hereby grant, bargain, sell and convey to:

GREGORY LYNN OVERTON,  
 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 10, Block 1, WAGON TRAIL ACRES NUMBER ONE, according to the  
 official plat thereof on file in the office of the County Clerk of  
 Klamath County, Oregon.

Tax account #2309-001A0-02500 Key #127703 Code #051

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 \$ 21,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: PO BOX 3193, LA MESA, CA 91944

Dated this 12th day of February, 1997.

Gary D. Durette  
 GARY D. DURETTE

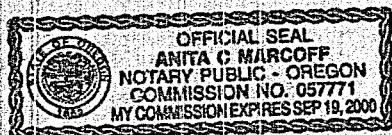
Marie M. Durette  
 MARIE M. DURETTE

STATE OF Oregon SS. Feb. 12, 19 97

COUNTY OF Washington

Personally appeared the above named Gary D. Durette  
Marie M. Durette

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

ESCROW NO. SR003248CN

Return to:

GREGORY LYNN OVERTON  
 PO BOX 3193  
 LA MESA, CA 91944

Before me:

Anita C. Marcoff

Notary Public for Oregon

My commission expires 9-19-2000

STATE OF OREGON,  
 County of Klamath SS.

Filed for record at request of:

Amerititle

on this 20th day of February A.D., 1997  
 at 3:43 o'clock P. M. and duly recorded  
 in Vol. M97 of Deeds Page 5093

Bernetha G. Letsch, County Clerk

By Kathleen Rasmussen  
 Fee, \$30.00 Deputy.

97 FEB 20 P3:43