

CAROLE J. JAMES,

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

LINDA A. BREVERLY,

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 5 IN BLOCK 1, TRACT 1189, MISTY MOUNTAIN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. TOGETHER WITH A 1979 NEWMOON MOBILE HOME, PLATE #X157688.

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 \$ 45,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 11765 SW Timberline Drive, Beaverton, OR 97008

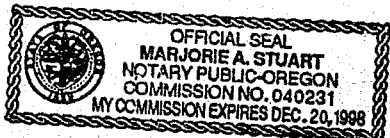
Dated this 27th day of February, 1997

Carole J. James  
CAROLE J. JAMES

STATE OF OregonSS. February 27 19 97COUNTY OF Klamath

Personally appeared the above named Carole J. James

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

ESCROW NO. MT40750-MS

Return to:

LINDA A. BREVERLY  
11765 SW timberline Drive  
Beaverton, OR 97008

Before me:

Marjorie A. Stuart

Notary Public for OregonMy commission expires 12-20-98

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 28th day of February A.D., 1997  
at 3:48 o'clock P. M. and duly recorded  
in Vol. M97 of Deeds Page 6173

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee,  
\$30.00

Deputy.