

JAMES D. REED and LINDA M. REED, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JACK A. OHMART and MARLA OHMART, husband and wife,
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 13 in Block 25 of TRACT 1194, TENTH ADDITION TO SUNSET VILLAGE,
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 \$ 167,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4228 EL CERRITO WAY, KLAMATH FALLS, OR 97603

Dated this 4 day of March, 1997.

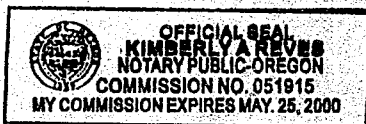
JAMES D. REED

LINDA M. REED

STATE OF OREGON SS. March 4 19 97
COUNTY OF KLAMATH

Personally appeared the above named JAMES D. REED AND
LINDA M. REED

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT40597-KA

Return to:

JACK A. OHMART
4228 EL CERRITO WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 4th day of March A.D., 1997
at 3:03 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 6396

Bernetha G. Letsch, County Clerk

By Kathleen Rose

Fee, \$30.00

Deputy.