

HARRY L. PICARD,
Grantor(s) hereby grant, bargain, sell and convey to:
LUMAN D. LIVINGSTON,

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 36 of GRACE PARK, 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.

97 MAR 21 AM 12:21

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 \$ 78,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5629 HARLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 20th day of March, 1997

X Harry L. Picard
HARRY L. PICARD

X BY: Michael P. Picard HIS ATTORNEY-IN-FACT
MICHAEL P. PICARD

STATE OF OREGON
COUNTY OF KLAMATH SS. MARCH 20 19 97

Personally appeared the above named MICHAEL P. PICARD, Attorney-in-Fact
for HARRY L. PICARD

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:
Kristi L. Redd

Notary Public for Oregon

My commission expires 11/16/99

ESCROW NO. MT40882-KR

Return to:
LUMAN D. LIVINGSTON
5629 HARLAN DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Amerititle
on this 21st day of March A.D., 1997
at 11:21 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 8394

Bernetha G. Leisch, County Clerk

By Kashburn Ross
Fee. \$30.00 Deputy