

34767

MARCELLA CRUTCHFIELD and MARCIA RAPP, NOT AS TENANTS IN COMMON, BUT WITH RIGHTS OF SURVIVORSHIP,

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

DAVID N. SANDERS,

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:

Lots 2 and 3 in Block 59 of BUENA VISTA ADDITION to the City of Klamath Falls, 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 \$ 63,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2310 OREGON AVENUE, KLAMATH FALLS, OR 97601

Dated this 18 day of March, 1997.

97 MAR 21 P 3:20

SEE ATTACHED SIGNATURE PAGE

STATE OF _____ SS. _____ 19 _____

COUNTY OF _____

Personally appeared the above named _____

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Notary Public for _____

My commission expires _____

(seal)

ESCROW NO. MT40929-KA

Return to:

DAVID N. SANDERS
2310 OREGON AVENUE
KLAMATH FALLS, OR 97601

SIGNATURE PAGE

MARCELLA CRUTCHFIELD

Marcia Rapp
MARCIA RAPP

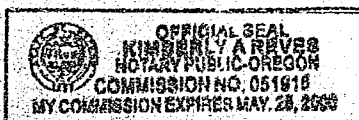
Dated this 18 day of March, 1997.

STATE OF Oregon
COUNTY OF Klamath ss. March 18 1997
Personally appeared the above named Marcia Rapp
and acknowledged the foregoing instrument to be her voluntary act.

WITNESS My hand and official seal.

(seal)

Kimberly A. Reeves
Notary Public
State of Oregon
My Commission expires: February 28, 2000



STATE OF _____ ss. _____ 19____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public
State of _____
My Commission expires: _____

SIGNATURE PAGE

Marcella Crutchfield
MARCELLA CRUTCHFIELD

MARCIA RAPP

Dated this 18 day of 3, 1997.

STATE OF ARIZONA

COUNTY OF MARICOPA

SS. MARCH 18 1997

Personally appeared the above named Marcella Crutchfield
before me
and acknowledged the foregoing instrument to be a voluntary act.

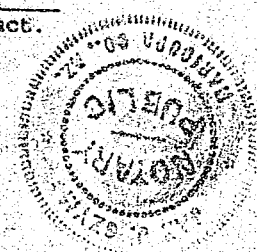
WITNESS My hand and official seal.

(seal)

Jan J. [Signature]
Notary Public

State of ARIZONA

My Commission expires: My Commission Expires Oct. 25, 1999



STATE OF _____

COUNTY OF _____

SS. _____ 19 _____

The foregoing instrument was acknowledged before me this _____
19____, by _____
as _____ on behalf of _____

WITNESS My hand and official seal.

(seal)

Notary Public

State of _____

My Commission expires: _____

STATE OF OREGON; COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 21st day
of March A.D. 1997 at 3:20 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 8411

FEE \$30.00

Bernetha G. Letsch, County Clerk

by Kathleen Rapp