

37427

WILLIAM G. HARDIN AND SANDRA M. HARDIN, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST, AND DUSTIN L. GERBING AND NANCY J. GERBING, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST,

Grantor(s) hereby grant, bargain, sell and convey to:
JIMMIE D. DUBOIS and MARTEA P. SMITH, with the rights of survivorship,
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 11 IN BLOCK 5 OF TRACT NO. 1007, WINCHESTER, 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 \$ 72,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 4702 MEMORIE LANE, KLAMATH FALLS, OR 97603

Dated this 8th day of May, 1997.

William G. Hardin
WILLIAM G. HARDIN

Sandra M. Hardin
SANDRA M. HARDIN

Dustin L. Gerbing
DUSTIN L. GERBING

Nancy J. Gerbing
NANCY J. GERBING

BY: Dustin L. Gerbing HER ATTORNEY IN FACT
DUSTIN L. GERBING

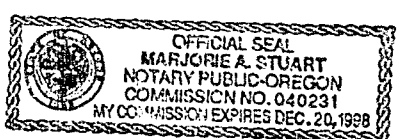
STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on May 8, 1997
by William G. Hardin, Sandra M. Hardin, and Dustin L. Gerbing, individually and
as attorney in fact

of Nancy J. Gerbing
Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT41430-MS



Return to:
JIMMIE D. DUBOIS
4702 MEMORIE LANE
KLAMATH FALLS, OR 97603

14272

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 9th day
of May A.D., 19 97 at 11:49 o'clock A. M., and duly recorded in Vol. M97
of Deeds on Page 14271

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Rose