28652 WARRANTY DEED Vol. M97 Page 16981

DENNIS C. ELVIN and BECKY E. ELVIN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: MARK A. DANIELS and KIMERLY K. DANIELS, 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 14 IN BLOCK 21 OF TRACT 1127, NINTH 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 $ 195,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6321 VERDA VISTA COURT, KLAMATH FALLS, OR 97603

Dated this 2nd day of June, 19 97

DENNIS C. ELVIN

BECKY E. ELVIN

STATE OF OREGON
ss. June 2 19 97
COUNTY OF KLAMATH

Personally appeared the above named

DENNIS C. ELVIN & BECKY E. ELVIN

and acknowledged the foregoing instrument to be their voluntary act.

OFFICIAL SEAL
KRISTI L. REDD
NOTARY PUBLIC - OREGON
COMMISSION NO. 048513
MY COMMISSION EXPIRES NOV. 16, 1999

(seal)

Before me:
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT41377-KR

Return to
MARK A. DANIELS
6321 VERDA VISTA COURT
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath } ss.

Filed for record at request of:

Amerititle

on the 3rd day of June A.D. 1997
at 3:26 o'clock P. M. and duly recorded
in Vol. M97 of Deeds Page 16981

Bernetha G. Letsch, County Clerk

by Kathleen Knox Deputy

Fee $30.00