

BEN E. VAN METER and CATHERINE M. VAN METER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to:
ROBERT A. WASHBURN and LEXIS C. WASHBURN, 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 3 IN BLOCK 1 OF BEL AIRE GARDENS, 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 \$ 83,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5325 BEL AIRE DRIVE, KLAMATH FALLS, OR 97603

Dated this 30th day of June, 1997.

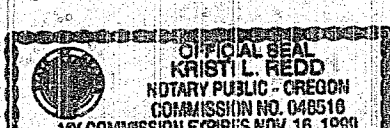
BEN E. VAN METER
BEN E. VAN METER

CATHERINE M. VAN METER
CATHERINE M. VAN METER

STATE OF OREGON SS. June 30 19 97
COUNTY OF KLAMATH

Personally appeared the above named _____
BEN E. VAN METER & CATHERINE M. VAN METER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:
Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT41710-KR

Return to:

ROBERT A. WASHBURN
5325 BEL AIRE DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON, SS.
County of Klamath

Filed for record at request of:

Amerititle
on this 30th day of June A.D., 1997
at 11:38 o'clock A. M. and duly recorded
in Vol. 1997 of Deeds Page 20252

Bernetha G. Letsch, County Clerk

By Kathleen Rose
Fees \$30.00 Deputy