

ROBERT M. VANCE,

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

BONI G. COLBERT,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 65,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: , 26334 Rocky Point Road, Klamath Falls, OR 97601

Dated this 1st day of July, 19 97

Robert M. Vance
ROBERT M. VANCE

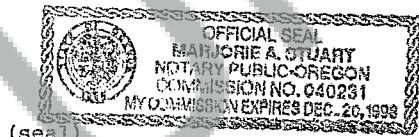
STATE OF Oregon

SS. July 1 19 97

COUNTY OF Klamath

Personally appeared the above named Robert M. Vance

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon
My commission expires 12-20-98

ESCROW NO. MT41769-MS

Return to:

BONI G. COLBERT

26334 Rocky Point Road

Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

The South 1/2 of South 1/2 of the West 1/2 of Government Lot 1 and the Northerly 360 feet of West 1/2 of Government Lot 8, all in Township 35 South, Range 7 East of the Willamette Meridian in Section 9.

EXCEPTING THEREFROM The Easterly 165 feet of the S1/2 of the S1/2 of the W1/2 of Government Lot 1, and the Easterly 165 feet of the North 360 feet of the W1/2 of Government Lot 8, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH A 1972 MARLE MOBILE HOME, PLATE #X 74725.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day
of July A.D., 19 97 at 11:52 o'clock A. M. and duly recorded in Vol. M97
of Deeds on Page 20830

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rossi