

CHRISTOPHER GUY LAVERE,

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

DERRICK R. PHILLIPS,

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 1, BLOCK 30 OF HOT SPRINGS 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 \$ 80,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 439 WASHINGTON STREET, KLAMATH FALLS, OR 97601

Dated this 23 day of July, 1997

[Signature]
 CHRISTOPHER GUY LAVERE

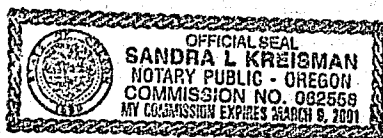
STATE OF Oregon

COUNTY OF Jackson

SS. July 23 19 97

Personally appeared the above named Christopher Guy Laverre

and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

[Signature]
 Notary Public for The State of Oregon
 My commission expires 3-9-2001

ESCROW NO. MT41943-MG

Return to:

DERRICK R. PHILLIPS
 439 WASHINGTON STREET
 KLAMATH FALLS, OR 97601

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle

on this 24th day of July A.D., 1997
 at 3:40 o'clock P. M. and duly recorded
 in Vol. M97 of Deeds Page 23601

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy