

JEANNE T. OLMSTEAD,

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

CHARLES D. HICKS,

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 4, Block 4, FIRST ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ASUBJECT 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 \$ 90,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6250 WINEMA DRIVE, KLAMATH FALLS, OR 97601

Dated this 21 day of July, 1997.

Jeanne T. Olmstead
JEANNE T. OLMSTEAD

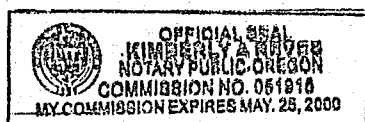
STATE OF OREGON

SS. July 21 19 97

COUNTY OF KLAMATH

Personally appeared the above named JEANNE T. OLMSTEAD

and acknowledged the foregoing instrument to be her voluntary act.



(seal)

Before me:

Kimberly A. Rouse
Notary Public for Oregon
My commission expires 5/25/2000

ESCROW NO. MT42025-KA

Return to:

CHARLES D. HICKS
6250 WINEMA DRIVE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 28th day of July A.D., 1997
at 9:26 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 23883

Bernetha G. Letsch, County Clerk

By *Rodham Ross*
Fee, \$30.00 Deputy