

CATHY KING, AS TO AN UNDIVIDED 1/2 INTEREST AND RODRICK M. WALLACE AND PATRICIA A. WALLACE, AS TENANTS BY THE ENTIRETY AS TO AN UNDIVIDED 1/4 INTEREST, AND RODERICK D. HALL, AS TO AN UNDIVIDED 1/4 INTEREST, ALL AS TENANTS IN COMMON, Grantor(s) hereby grant, bargain, sell and convey to: DESIREE C. PHELPS and RANDY D. PHELPS, or the survivor thereof, 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:

PARCEL 2 OF LAND PARTITION 14-97 SITUATED IN THE NE1/4 OF THE NE1/4 OF SECTION 10, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, 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 \$ 58,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3039 CREST STREET, KLAMATH FALLS, OR 97603

Dated this 22nd day of August, 1997

Cathy King
CATHY KING

Roderick M. Wallace
RODRICK M. WALLACE

BY: Cathy King HIS ATTORNEY IN FACT
CATHY KING

Patricia A. Wallace
PATRICIA A. WALLACE

BY: Cathy King HER ATTORNEY IN FACT
CATHY KING

Roderick D. Hall
RODERICK D. HALL

BY: Cathy King HIS ATTORNEY IN FACT
CATHY KING

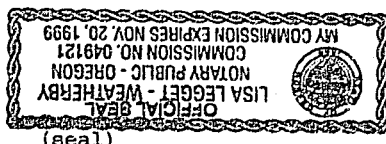
STATE OF Oregon

COUNTY OF Klamath

SS. August 22 19 97

Personally appeared the above named Cathy King for herself and for

Roderick M. Wallace Patricia A. Wallace and Roderick D. Hall
as their attorneys in fact
and acknowledged the foregoing instrument to be A voluntary act.



Before me:

Lisa Leggett-Weatherly
Notary Public for Oregon
My commission expires 11/20/99

28324

Return to:

DESIREE C. PHELPS
3039 CREST STREET
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 28th day
of August A.D., 19 97 at 3:46 o'clock P. M., and duly recorded in Vol. M97,
of Deeds on Page 28323.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Russell