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97 DEC -5 P3:28

Vol. 197 Page 39705



KENNETH & ALICE WOODMANSEE
20034 LASSEN
CHATSWORTH CA 91311
Grantor's Name and Address

DANIEL & PHYLLIS SPERLING
5234 AVENIDA HACIENDA
TARZANA CA 91356
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
SPERLING & BALCH LEGAL DEPT.
12211 EAST BROADWAY
SPOKANE WA 99206

Units requested otherwise, send all tax statements to (Name, Address, Zip):

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, _____ } ss.
 County of _____ }
 I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.
 Witness my hand and seal of County affixed.

NAME _____ TITLE _____
 By _____, Deputy.

MTC 42238

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that KENNETH and ALICE WOODMANSEE, husband and wife

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by DANIEL and PHYLLIS SPERLING, husband and wife

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

LOT 37 OF BLOCK 48 IN TRACT 1184 OREGON SHORES UNIT 2, FIRST ADDITION AS SHOWN ON THE MAP FILED ON NOVEMBER 5, 1978 IN VOLUME 21, PAGE 29 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): _____

_____, and that grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 15,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the (indicate which) consideration. (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this _____ day of _____, 19____; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Kenneth Woodmansee
Alice Woodmansee
 KENNETH WOODMANSEE
 ALICE WOODMANSEE

STATE OF OREGON, County of Los Angeles) ss.

This instrument was acknowledged before me on 12/03/1, 1997, by [Signature]

This instrument was acknowledged before me on _____, 19____, by _____

as _____

of _____

Notary Public for Oregon
My commission expires _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

39706

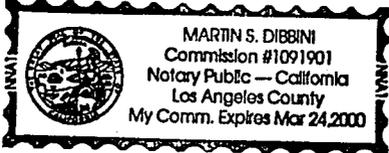
State of CALIFORNIA

County of LOS ANGELES

On 12/03/97 before me, Martin Dibbini
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Kenneth Woodmansee and Alice Woodmansee
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

M. Dibbini
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



Signer's Name: _____

- Individual
- Corporate Officer
- Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 5th day of December A.D., 19 97 at 3:28 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 39705

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen K. Wood