

JOHN F. DUARTE AND JULIE M. DUARTE, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JULIE M. DUARTE AND ARDEAN W. NELSON AND MARY E. NELSON, husband and wife, all
with the rights of survivorship,
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 in Block 12 of TRACT NO. 1026, THE MEADOWS, 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 \$.0200

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4303 MEADOWS DRIVE, KLAMATH FALLS, OR 97603

Dated this 2 day of December, 1997.

John F. Duarte
JOHN F. DUARTE

Julie M. Duarte
JULIE M. DUARTE

STATE OF Oregon

COUNTY OF Klamath

SS. December 12 19 97

Personally appeared the above named John F. Duarte and

Julie M. Duarte

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marion Grantham
Notary Public for Oregon
My commission expires 1/22/01

ESCROW NO. MT43198-MG

Return to:
JULIE M. DUARTE
4303 MEADOWS DRIVE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 12th day
of December A.D., 19 97 at 3:40 o'clock P.M., and duly recorded in Vol. M97
of Deeds on Page 40601

FEE \$30.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross