

JOHNIE T. COLLINS and VICKI L. COLLINS, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: RICHARD D. TUTER and JODI L. TUTER, as tenants by the entirety, 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 of YALTA GARDENS, 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 \$ 118,100.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5009 BRYANT AVENUE, KLAMATH FALLS, OR 97603

Dated this 18th day of May, 19 98

[Signature]
JOHNIE T. COLLINS

[Signature]
VICKI L. COLLINS

STATE OF OREGON COUNTY OF KLAMATH ss. May 18 19 98

Personally appeared the above named JOHNIE T. COLLINS & VICKI L. COLLINS

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
[Signature]
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT44287-KR

Return to:
RICHARD D. TUTER
5009 BRYANT AVENUE
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AMERITITLE the 18th day of May A.D., 19 98 at 11:30 o'clock A M., and duly recorded in Vol. M98 of Deeds on Page 16820.

FEE \$30.00

By [Signature] Berntha G. Letsch, County Clerk