

DONNA C. LANCASTER and DAVE A. SPERRY not as tenants in common, but with right of survivorship,

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

RODNEY E. AYERS,

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 5 OF MOYINA MANOR, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

3909-001AB-07200

504485

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 126,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2002 CARLSON DRIVE, KLAMATH FALLS, OR 97603

Dated this 13th day of April, 2000.

Donna C. Lancaster
DONNA C. LANCASTER

Dave A. Sperry
DAVE A. SPERRY

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on April 13, 2000 by DONNA C. LANCASTER AND DAVE A. SPERRY.

Lisa Weatherby
(Notary Public for Oregon)

My commission expires 11/20/2003

ESCROW NO. MT50437-LW

Return to:
RODNEY E. AYERS
2002 CARLSON DRIVE
KLAMATH FALLS, OR 97603



12695

State of Oregon

County of Klamath

April 18, 192000

Personally appeared the above named Donna C. Lancaster,
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal:

(seal).

Lisa Weatherby
Notary Public for Oregon
My Commission expires: 11/20/2003



State of Oregon, County of Klamath
Recorded 04/18/00, at 3:33 p m.
In Vol. M00 Page 12694
Linda Smith,
County Clerk Fee \$ 26⁰⁰