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WARRANTY DEEDVol. m92 Page 14649

AFTER RECORDING RETURN TO:
PHILLIP GROHS AND
NEIL GROHS, SR. AND NEIL GROHS, JR.
21010 WEST LANGELL VALLEY ROAD
BONANZA, OR. 97623

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN C. HELLEKSON and MILDRED L. HELLEKSON, husband and wife,
who acquired title as JOHN C. HELLEKSON and MILDRED L.
HELLEKSON, hereinafter called GRANTOR(S), convey(s) to PHILLIP
GROHS and NEIL GROHS, SR. and NEIL GROHS, JR., each as to an
undivided one-third interest, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

The SE 1/4 SE 1/4 of Section 13, Township 41 South, Range 13
East of the Willamette Meridian, in the County of Klamath, State
of Oregon.

Code 56, Map 4113 Tax Lot 3000.

"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 covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$3,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of June, 1992.

John C. Hellekson
JOHN C. HELLEKSON

Mildred L. Hellekson
MILDRED L. HELLEKSON

STATE OF OREGON, County of Klamath) ss.

On this 24th day of June, 1992, personally appeared the above
named JOHN C. HELLEKSON and MILDRED L. HELLEKSON and
acknowledged the foregoing instrument to be their voluntary act
and deed.

Before me: Pauline P. Aldington
Notary Public for Oregon

My Commission Expires: 3-22-93

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 6th day
of July A.D. 19 92 at 10:33 o'clock AM, and duly recorded in Vol. M92
of Deeds on Page 14649

FEE \$30.00

Evelyn Biehn County Clerk

By Pauline P. Aldington