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SPECIAL WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That L. A. Gienger and Pauline H. Gienger  
doing business as GIENGER INVESTMENTS, hereinafter called grantor,  
for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Bob A. Dortch and  
Paula M. Dortch, Husband and Wife  
hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the  
tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County  
of Klamath, State of Oregon, described as follows, to-wit:

The N  $\frac{1}{2}$  of the N  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of Section 19 Township 35 South  
Range 13 East of the Willamette Meridian according to the  
official plat thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns  
that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will war-  
rant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons  
claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 5,000.00

~~THE GRANTOR HEREBY COVENANTS TO AND WITH THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS THAT SAID REAL PROPERTY IS FREE FROM ENCUMBRANCES CREATED OR SUFFERED THEREON BY GRANTOR AND THAT GRANTOR WILL WARRANT AND DEFEND THE SAME AND EVERY PART AND PARCEL THEREOF AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS CLAIMING BY, THROUGH, OR UNDER THE GRANTOR.~~

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

In Witness Whereof, the grantor has executed this instrument on December 5, 1992; if a  
corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly author-  
ized to do so by its board of directors.

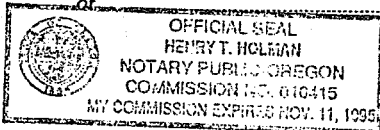
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND  
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR  
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on December 5, 1992  
by L. A. Gienger

This instrument was acknowledged before me on December 5, 1992  
by Pauline H. Gienger

as \_\_\_\_\_  
of \_\_\_\_\_



Henry T. Holman

Notary Public for Oregon

My commission expires 11-11-95

L.A. Gienger & Pauline H. Gienger & Gienger Investments  
HC 30, Box 55,  
Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Bob A. Dortch & Paula M. Dortch  
3039 Front St.  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bob A. Dortch & Paula M. Dortch  
3039 Front St  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Bob A. Dortch & Paula M. Dortch  
3039 Front St.  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instru-  
ment was received for record on the  
8th day of Dec., 1992,  
at 2:05 o'clock P.M., and recorded  
in book/reel/volume No. M92 on  
page 29060 or as fee/file/instru-  
ment/microfilm/reception No. 54920,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Melinda M. Meulender Deputy

Fee \$30.00