

WARRANTY DEED

Bruce Froemke, Grantor, conveys and warrants to Bruce Froemke, Trustee of the Bruce Froemke Revocable Living Trust, the following described real property free of encumbrances except as specifically set forth herein.

Lot 26, Block 13 of STEWART, Klamath County, Oregon

Subject to reservations, restrictions, right-of-way, easements of record and those apparent upon the land, and that certain Contract of Sale which was recorded on the 2 day of Feb, 1996, in Volume No. 196 on page 3233, of the Mortgage Records of Klamath County, Oregon.

The true consideration for this conveyance is \$0.00

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

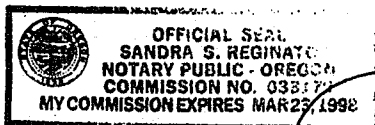
Dated this 6th day of Feb, 1996.



BRUCE FROEMKE

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.

Subscribed and sworn to before me the above-named this 6
day of February, 1996.



Sandra S. Reginato
Notary Public for Oregon
My commission expires: 03/23/98

Send Tax Statements to:

BRUCE FROEMKE
2824 BIEHN STREET
KLAMATH FALLS, OREGON 97601

After Recording Return to:

JERRY M. MOLATORE
426 MAIN STREET
KLAMATH FALLS, OREGON 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Jerry Molatore the 12th day
of Feb A.D., 19 96 at 9:34 o'clock A M., and duly recorded in Vol. M96
of Deeds on Page 3920.

FEE \$35.00

By Bernetha G. Letsch, County Clerk