



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01044453

AFTER RECORDING RETURN TO:

Mr. and Mrs. Gary Steele
3926 Bills Drive
WVC, UTAH 84120

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

LOUIS FAULKNER and PENNIE FAULKNER, husband and wife, hereinafter called GRANTOR(S), convey(s) to GARY STEELE and BEVERLY STEELE, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH HEREIN.....

"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 30.390."

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, a Trust Deed dated March 3, 1994, and recorded March 16, 1994, in Book M-94, Page 7990, Klamath County Mortgage Records, in favor of Cecil R. Self and Alberta A. Self, husband and wife, AND, a Trust Deed dated October 26, 1994, and recorded November 16, 1994, in Book M-94, Page 35254, Klamath County Mortgage Records, in favor of Cecil Raymond Self and Albert Antonia Self, husband and wife, which Trust Deeds the Grantees herein DO NOT agree to assume and pay and Grantors hereby hold Grantees harmless therefrom, and Grantors shall pay these Trust Deeds in full at the time of or prior to the payoff of the All-inclusive Trust Deed executed by Grantees herein in favor of Grantors herein, which Trust Deed is being recorded immediately subsequent to the recording of this Deed.,

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 \$92,000.00.

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 13th day of March, 1996.

[Signature]
LOUIS FAULKNER

[Signature]
PENNIE FAULKNER

STATE OF CALIFORNIA County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of April, 1996, by LOUIS FAULKNER and PENNIE FAULKNER.

Before me: [Signature]
Notary Public for California
My Commission Expires:

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Riverside

On April 2, 1996 before me, Patricia A. Cowan Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Lauris Faulkner and Penner Faulkner
Name(s) of Signer(s)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Patricia A. Cowan
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

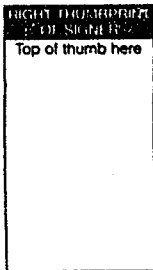
Document Date: 3/13/96 Number of Pages: One

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

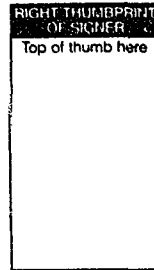
- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

Signer's Name: _____

- Individual
- Corporate Officer
Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing:

EXHIBIT "A"

PARCEL 1:

Lot 8, Block 28, FOURTH ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

CODE 10 MAP 3610-12CO TL 500

PARCEL 2:

That portion of Government Lots 19, 20, 21 and 22, lying Southwesterly of Sprague River in Section 12, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 8 MAP 3610-12CO tl 1400

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 5th day
of April A.D., 19 96 at 3:49 o'clock P. M., and duly recorded in Vol. M96
of Deeds on Page 9683.

FEE \$40.00

By Bernetha G. Letsch, County Clerk
[Signature]