

WARRANTY DEED

MTC 37654MS

ROBERT W. FRIEDBERGER AND MARY JANE FRIEDBERGER, TRUSTEES OF THE ROBERT W. FRIEDBERGER AND MARY JANE FRIEDBERGER REVOCABLE FAMILY TRUST,
Grantor(s) hereby grant, bargain, sell and convey to:
LYLE JOE SHELTON and DIANNE M. SHELTON, husband and wife,
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:

THE N1/2 OF LOT 8, BLOCK 7 OF ALTAMONT ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 44,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 3713 ALTAMONT DRIVE, KLAMATH FALLS, OR 97603

Dated this 6 day of MAY, 1996.

Robert W. Friedberger Trustee
ROBERT W. FRIEDBERGER, TRUSTEE

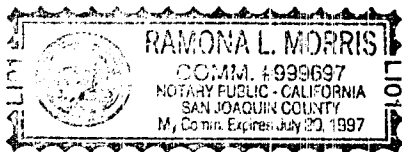
Mary Jane Friedberger Trustee
MARY JANE FRIEDBERGER, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. May 6 19 96
COUNTY OF San Joaquin

Personally appeared the above named Robert W. Friedberger
and Mary Jane Friedberger

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Ramona L. Morris
Notary Public for California

My commission expires 7-20-97

STATE OF OREGON.
County of Klamath SS.

Filed for record at request of:

AmeriTitle

on this 7th day of May A.D. 19 96
at 2:51 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 13041

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

Fee, \$30.00

ESCROW NO. MT37654-MS

Return to:

LYLE JOE SHELTON
3713 ALTAMONT DRIVE
KLAMATH FALLS, OR 97603