

WANDA L. VALERIUS, FOR HERSELF INDIVIDUALLY AND AS CLAIMING SUCCESSOR OF THE SMALL ESTATE OF JAMES G. CAPEO, DECEASED; DANNY J. MENSINGER; AND CHRISTENE J. MENSINGER,

Grantor(s) hereby grant, bargain, sell and convey to:  
BILL GEERHART

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:

LOT 36 IN BLOCK 125 OF KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 4, 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 ORS 30.930.

The true and actual consideration for this conveyance is \$ 15,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 2493 CHERRY AVE NE, SALEM, OR 97303

Dated this 8th day of May, 1996

SEE SIGNATURE PAGE ATTACHED

HERETO AND MADE A PART HEREOF

NOTARY ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_

COUNTY OF \_\_\_\_\_

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

Before me:

Notary Public for \_\_\_\_\_

My commission expires \_\_\_\_\_

(seal)

ESCROW NO. MT36886-MS

Return to:  
BILL GEERHART  
2493 CHERRY AVE NE  
SALEM, OR 97303

96 MAY 30 AM 1:13

36886MS

EXHIBIT "A"  
SIGNATURE PAGEWanda L. Valerius  
WANDA L. VALERIUS

THE HEIRS &amp; DEVISEES OF JAMES G. CAPEO, DECEASED

BY Wanda L. Valerius  
WANDA L. VALERIUS, CLAIMING SUCCESSOR\_\_\_\_\_  
DANNY MENSINGER\_\_\_\_\_  
CHRISTENE J. MENSINGERSTATE OF Ohio SS. May 13 19 96  
COUNTY OF HamiltonPersonally appeared the above named Wanda L. Valerius  
and acknowledged the foregoing instrument to be my voluntary act.

WITNESS My hand and official seal.

Barbara J. Helbling  
Notary Public  
State of Ohio  
My Commission expires: May 1, 1999BARBARA J. HELBLING  
Notary Public, State of Ohio  
My Commission Expires May 1, 1999STATE OF \_\_\_\_\_ SS. \_\_\_\_\_ 19 \_\_\_\_\_  
COUNTY OF \_\_\_\_\_The foregoing instrument was acknowledged before me this \_\_\_\_\_  
19 \_\_\_\_, by \_\_\_\_\_ on behalf of \_\_\_\_\_  
as \_\_\_\_\_

WITNESS My hand and official seal.

(seal)

\_\_\_\_\_  
Notary Public  
State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

36886MS

EXHIBIT "A"  
SIGNATURE PAGE

WANDA L. VALERIUS

THE HEIRS &amp; DEVISEES OF JAMES G. CAPEO, DECEASED

BY

WANDA L. VALERIUS, CLAIMING SUCCESSOR

Danny Mensinger  
DANNY MENSINGERChristene J. Mensinger  
CHRISTENE J. MENSINGERSTATE OF ArizSS. 554-82-7350 19 96COUNTY OF MaricopaPersonally appeared the above named DANNY MENSINGER

and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act.

WITNESS My hand and official seal.

(seal)

Mary Ann Knighton  
Notary PublicState of Calif

My Commission Expires:

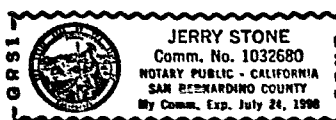
My Commission Expires Aug. 15, 1997

STATE OF CaliforniaSS. May 20 19 96COUNTY OF San BernardinoThe foregoing instrument was acknowledged before me this May 20th19 96, by Christine J. Mensinger

as \_\_\_\_\_ on behalf of \_\_\_\_\_

WITNESS My hand and official seal.

(seal)

Jerry Stone  
Notary PublicState of CaliforniaMy Commission expires: July 24, 1998

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 30th day  
 of May A.D., 19 96 at 11:13 o'clock AM., and duly recorded in Vol. M96,  
 of Deeds on Page 15588.

Bernetha G. Letsch, County Clerk

FEE \$40.00

By Christine J. Mensinger