

STANLEY J. PENCE AND BEVERLY A. PENCE, TRUSTEES OF THE PENCE LOVING TRUST, DATED MAY 24, 1990
Grantor(s) hereby grant, bargain, sell and convey to:
JAMES R. MOORE and DONIA R. MOORE, 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:

Beginning at the Southeast corner of the NW1/4 SE1/4 of Section 16,
Township 41 South, Range 12 East of the Willamette Meridian, Klamath
County, Oregon; thence North 125 feet to the Depot Road; thence in a
Southwesterly direction along said Depot Road 100 feet, more or less, to
the Northeast corner of a Tract deeded to Leo King and Mildred King,
recorded in Volume 195, page 95, Records of Deeds of said County; thence
South along the East boundary of the last mentioned tract, 93 feet, more
or less; thence East 92 feet to the place of beginning.

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 \$ 10,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5800 SUNNYSIDE, KLAMATH FALLS, OR 97601

Dated this 3 day of June, 1996.

Stanley J. Pence TRUSTEE
STANLEY J. PENCE, TRUSTEE

Beverly A. Pence TRUSTEE
BEVERLY A. PENCE, TRUSTEE

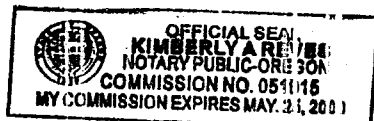
NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. June 3 19 96
COUNTY OF KLAMATH

Personally appeared the above named STANLEY J. PENCE AND

BEVERLY A. PENCE AS TRUSTEES OF THE PENCE LOVING TRUST DATED MAY 24, 1990

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Pence

Notary Public for Oregon

My commission expires 5/21/2001

(seal)

ESCROW NO. MT38298-KA

Return to:

JAMES R. MOORE
5800 SUNNYSIDE
KLAMATH FALLS, OR 97601

96 JUN -3 P 3:50

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day
of June A.D., 1996 at 3:51 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 16194.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]