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WARRANTY DEED

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MTC 38077MS

DENNIS G. SELZNICK and CHRIS W. SELZNICK, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: LISA SCHENKEIN YEHLE & WILLIAM D. YEHLE, WIFE AND HUSBAND, 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 17 IN BLOCK 3 OF TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, 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 \$ 111,650.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 6204 HARLAN DRIVE, KLAMATH FALLS, OR 97603

Dated this 7th day of June 19 96

Dennis G. Selznick
DENNIS G. SELZNICK

Chris W. Selznick
CHRIS W. SELZNICK

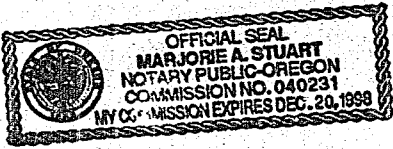
NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. June 7 19 96

COUNTY OF Klamath

Personally appeared the above named Dennis G. Selznick and Chris W. Selznick

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT38077-MS

STATE OF OREGON, ss. County of Klamath

Return to: LISA SCHENKEIN YEHLE 6204 HARLAN DRIVE KLAMATH FALLS, OR 97603

Filed for record at request of:

AmeriTitle on this 12th day of June A.D., 19 96 at 11:49 o'clock A.M. and duly recorded in Vol. M96 of Deeds Page 17353

Bernetha G Letsch, County Clerk By *Christy Russell* Deputy.

Fee, \$30.00