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WARRANTY DEED

Vol. M96 Page 17353

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

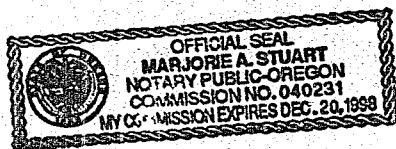
Dennis G. Selznick  
 DENNIS G. SELZNICK

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)

ESCROW NO. MT38077-MS

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

Before me:

Marjorie A. Stuart  
 Notary Public for Oregon

My commission expires 12-20-98

STATE OF OREGON, ss.  
 County of Klamath

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 Chris W. Selznick Deputy.  
 Fee, \$30.00