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## WARRANTY DEED

Vol. M96 Page 17365

MT38088-KA  
 ROBERT M. KELLER and RUTH D. KELLER, husband and wife,  
 Grantor(s) hereby grant, bargain, sell and convey to:  
 ROBERT FRANKLIN PETERSON AND DONNA M. DE FRAIN, TRUSTEES OF THE HELEN M.  
 PETERSON IRREVOCABLE TRUST,  
 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 6 in Block 1 of TRACT NO. 1165, MIRACLE MANOR, 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 \$ 160,875.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
 following address: ,

Dated this 10 day of June 1996.

Robert M. Keller  
 ROBERT M. KELLER

Ruth D. Keller  
 RUTH D. KELLER

## NOTARY ACKNOWLEDGEMENT

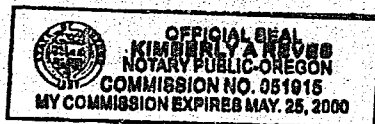
STATE OF OREGON

SS. June 10 19 96

COUNTY OF KLAMATH

Personally appeared the above named ROBERT M. KELLER AND  
 RUTH D. KELLER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT38088-KA

Return to:

ROBERT FRANKLIN PETERSON, TRUSTEE  
 3615 Small Court  
 Klamath Falls, OR 97603

Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/25/2000

STATE OF OREGON,  
 County of Klamath ss.

Filed for record at request of:

AmeriTitle  
 on this 12th day of June A.D., 19 96  
 at 11:49 o'clock AM. and duly recorded  
 in Vol. M96 of Deeds Page 17365  
 Bernetha G Latsch, County Clerk  
 By [Signature]  
 Deputy.

Fee, \$30.00