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WARRANTY DEEDVol. 1796 Page 17665

MTC37923 KA

LESTER FLECK,

Grantor(s) hereby grant, bargain, sell and convey to:
KENNETH L. DENCER AND PATRICIA A. DENCER, TRUSTEES OF THE DENCER FAMILY 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 200,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4700 HASKINS ROAD, BONANZA, OR 97623

Dated this 6 day of June, 1996

Lester Fleck
LESTER FLECK

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON

SS.

June 61996COUNTY OF KLAMATH

Personally appeared the above named

LESTER FLECK

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Kimberly A. Reves

Notary Public for OregonMy commission expires 5/25/2000

(seal)

ESCROW NO. MT37923-KA

Return to:

KENNETH L. DENCER, TRUSTEE
4700 HASKINS ROAD
BONANZA, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A portion of the SW1/4 of NW1/4 and of Lot 4 and of Lot 6, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, 828.5 feet North of the quarter section corner common to Sections 11 and 12 of said Township and Range; thence North on the Section line 284.0 feet, more or less, to the Southwest corner of the subdivision of CLINTON as platted and of record in the records of Klamath County, Oregon; thence East along the South line of said Townsite of CLINTON, and along the South line of the lands heretofore deeded by Julia Lage et al to Edith Kandra, by deed recorded at page 68 of Volume 68, Deed Records of Klamath County, Oregon, 2674.0 feet, more or less, to intersection with North and South center line of said Section 12; thence North along said North and South center line of said Section 12, three hundred fifty-one and three tenths feet, more or less, to the Southerly water line of Lost River; thence following the said Southerly water line of Lost River, in a Southeasterly direction to the intersection of said Southerly water line of Lost River with the Northerly line of the right-of-way of the Central Pacific Railway Company as shown by Deed, Calvin N. Haskins to Central Pacific Railway Company, recorded at page 243 of Volume 85, Deed Records of Klamath County, Oregon; thence Westerly following the said Northerly line of the right-of-way of the Central Pacific Railway Company as shown by said Deed, Haskins to Central Pacific Railway Company, 3954 feet, more or less, to the Southeast corner of the tract of land conveyed by Calvin N. Haskins to Fred Heilbronner et al by Deed recorded in Volume 92 at page 424, Deed Records of Klamath County, Oregon; thence North 208.0 feet on the Easterly line of said Heilbronner tract to the Northeast corner of said Heilbronner tract; thence West 446.0 feet, more or less, to the point of beginning.

PARCEL 2:

Also a parcel of land described as follows: Beginning at the Southeast corner of said Townsite of CLINTON and running thence East 1570. feet, more or less, to the East boundary line of Lot 4, Section 12, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North along the Easterly boundary line of said Lot 4 to the South bank of Lost River; thence Northwesterly and following the South bank of Lost River to the Northeast corner of said Townsite of CLINTON; thence in a Southerly direction, following the East boundary line of the said Townsite of CLINTON to the point of beginning, excepting therefrom approximately one acre deeded by Clinton Van Brimmer and Martha Van Brimmer to Linus Jacobson, said Deed being recorded at page 270 of Volume 21, Deed Records of Klamath County, Oregon.

PARCEL 3:

All of the Townsite of CLINTON, EXCEPTING Blocks 1, 2, 3 and Lots land 4 of Block 8, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated "C" Street vacated by order dated September 13, 1957, recorded September 13, 1957 in Volume 294, page 333, Deed Records of Klamath County, Oregon, bounded on the South by the North line of First Avenue in Clinton, on the North by Lost River, on the East by the West line of Lot 4, Block 1 of Clinton and bounded on the West by the East line of Lot 1, Block 2 of Clinton.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 13th day
of June A.D., 19 96 at 3:39 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 17665.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Bernetha G. Letsch