

After recording return to:

John Klinepier and Bettie I. Klinepier
520 Howard St. SE
Salem OR 97302

Name, Address, Zip

Until a change is requested all tax statements shall be
sent to the following address.

To grantee as shown above

Title Order No. K-49399Escrow No. 123305-SK

Name, Address, Zip

STATUTORY WARRANTY DEED

STEVEN TRONO, Grantor, conveys and warrants to John Klinepier and Bettie I. Klinepier,
husband and wife Grantee, the following described real property free of liens and
encumbrances, except as specifically set forth herein:

Lot 23 in Block 1, Tract 1098-Split Rail Ranchos, according to the official
plat thereon on file in the office of the County Clerk of Klamath County, Oregon.

The Property is free of liens and encumbrances, EXCEPT: Items as set forth in Exhibit "A" attached hereto and made a
part hereof.

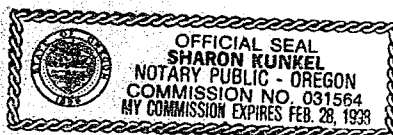
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN
VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH
THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND
TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED
IN ORS 30.930.

the true consideration for this conveyance is \$ 17,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 19th day of June, 19 96.

STEVEN TRONO

STATE OF OREGON

County of Deschutes } ss.

BE IT REMEMBERED, That on this 19th day of June, 19 96,
before me, the undersigned, a Notary Public in and for the State of Oregon, personally appeared the within named
Steven Trono

known to me to be the identical individual described in and who executed the within instrument and acknowledged
to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last
above written.

Sharon Kunkel
Notary Public for Oregon

My Commission Expires

2-28-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 21st day
of June A.D., 19 96 at 3:18 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 18570

FEE \$30.00

By Bernetha G. Letsch, County Clerk

96 JUN 21 P3:18