

GENE J. NEIER and RUTH NEIER, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 LUKE D. KLAJA and DEBBE KLAJA, husband and wife,
 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:

Beginning at the Southwesterly corner of Lot 2, Block 47 in NICHOLS
 ADDITION to the City of Klamath Falls, Oregon; thence Easterly on North
 line of Pine Street 44 feet, thence Northerly at right angles with Pine
 Street 110 feet, more or less, being a point which is the Northeast
 corner of the property herein; thence Westerly at right angles to Tenth
 Street 69 feet, more or less, to the East line of Ninth Street; thence
 Southerly along said East line of Ninth Street 110 feet, more or less,
 to the place of beginning, as shown by the duly recorded plat of said
 NICHOLS ADDITION to the City of Klamath Falls, 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 \$ 35,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 9110 BEN KERNS RD., KLAMATH FALLS, OR 97601

Dated this 23 day of August, 1996

Gene J. Neier
 GENE J. NEIER

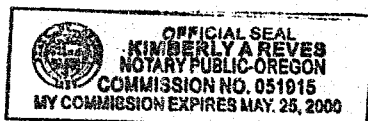
Ruth Neier
 RUTH NEIER

NOTARY ACKNOWLEDGEMENT

STATE OF OREGON SS. August 23 19 96
 COUNTY OF KLAMATH

Personally appeared the above named GENE J. NEIER AND
RUTH NEIER

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39228-KA

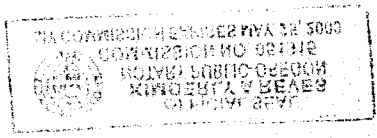
Return to:

LUKE D. KLAJA
 9110 BEN KERNS RD.
 KLAMATH FALLS, OR 97601

SECRET

KIVIMAN LAMPO 25 63801
9770 PER LAMPO 35
PAGE 10 KIVIMAN
STATE NO.

26381



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 26th day
of August A.D., 19 96 at 3:36 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 26380

FEE \$35.00
Bernetha G Letsch, County Clerk
By [Signature]

[Faint, mostly illegible text, likely a deed or legal document, containing names and legal descriptions.]

53800

KLAMATH COUNTY

26381