

WARRANTY DEED

MT39485PS

STEPHEN KING and CATHY KING and RODERICK D. HALL,
 Grantor(s) hereby grant, bargain, sell and convey to:
 JAMES F. GANSBERG and JEANNETTE L. GANSBERG, as tenants by the entirety,
 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:
 SUBJECT TO:

TRUST DEED IN FAVOR OF RALPH PATTERSON, RECORDED SEPTEMBER 29, 1995 IN
 VOLUME M95, PAGE 26449, MICROFILM RECORDS OF KLAMATH COUNTY, OREGON,
 WHICH BUYERS HEREIN AGREE TO ASSUME AND PAY.

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 \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 1776 WASHBURN WAY, KLAMATH FALLS, OR 97601

Dated this 25th day of Sept., 1996.

STEPHEN KING

CATHY KING

RODERICK D. HALL

BY:

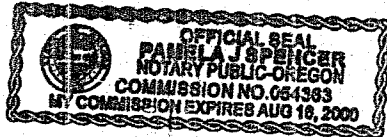
CATHY KING

ATTY.-IN-FACT

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF KlamathSS. 9/25 19 96

Personally appeared the above named Stephen King + Cathy
King individually and as attorney-in-fact for Roderick D. Hall.
 and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Notary Public for OregonMy commission expires 8/16/2000

ESCROW NO. MT39485-PS

Return to:

JAMES F. GANSBERG

1776 WASHBURN WAY, Klamath Falls, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Northeast corner of Lot 9, Block 3, SIXTH STREET ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence West 50 feet along the North line of said Lot 9; thence South 56.12 feet, more or less, to the Southwesterly line of Lot 10 of said Block 3, which is also the Northeasterly line of Pershing Way in said Addition; thence Southeasterly along said Northeasterly line of Pershing Way a distance of 60.43 feet, to the most Southerly corner of said Lot 10; thence North 90.55 feet along the East line of said Lots 10 and 9, to the point of beginning, being a portion of Lots 9 and 10, Block 3, SIXTH STREET ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of the West 1/2 of the vacated alley which inurred thereto, which was vacated by Ordinance No. 6505, recorded September 3, 1986 in Volume M86, page 15784, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritrile the 1st day
of October A.D. 19 96 at 11:52 o'clock A.M., and duly recorded in Vol. M96
of Deeds on Page 31092.

FEE \$35.00

Bernetha G. Letsch
By Kedlund County Clerk