KNOW ALL MEN BY THESE PRESENTS, That ELNA M. GINTER, hereinafter referred to as "Grantor", hereby conveys and warrants to IRWIN ROGERS, Personal Representative of the ESTATE OF LLOYD MARION GINTER, Douglas County Circuit Court Probate Number 96CV2355PB hereinafter referred to as "Grantee", the following real property, in the County of Klamath, State of Oregon, described as follows:

See Exhibit "A" attached hereto and incorporated herein.

To have and to hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is none. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

In construing this deed and where the context so requires, the singular includes the plural.

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.

WITNESS grantor's hand this // day of, 1996.
ELNA M. GINTER
STATE OF OREGON)
: ss: County of <u>Alnegled</u>)
On 10th day of September , 1996, personally appeared
the above named ELNA W. GINTER and acknowledged the foregoing instrumen
to be her voluntary act and deed.
AGNES K DUNCHERONE Me: Comed & Municipal Manager Manag
NOTARY PUBLIC - OREGON Notary Public for Oregon
COMMISSION NO. 042260

Notary Public for Oregon My Commission Expires:

After recording, return to: Douglas S. Fredricks P. O. Box 480

McMinnville, OR 97128

Until further notice, send all tax statements to: Charles and Kay Roller 1319 Sargent Klamath Falls, OR 97601

RECORDING INFORMATION:

EXHIBIT "A"

Lot 9, Block 2, FAIRVIEW 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.

SUBJECT TO:

- 1. Taxes for the fiscal year 1985-1986, due and payable. Account No. 3809-29DB-9500.
- 2. Real Estate Contract, including the terms and provisions thereof, Dated: October 14, 1980, Recorded October 16, 1980, Volume M80, page 20188, Microfilm Records of Klamath County, Oregon. Vendor: Lee Michael Cheyne and Mary Eina Cheyne, husband wife. Vendee: Charles W. Roller and Kay Roller, husband and wife.

STATE OF OREGON: COUNTY OF KLAMATH:	SS.
Filed for record at request of Douglas S of A.D., 19 96 at1 of Deeds	:10 o'clock P.M., and duly recorded in Vol day
FEE \$35.00	Bernetha G. Letsch County Clerk By Andless Hess