

WARRANTY DEED

MTC39712MS

GARY M. HELMBERGER and JERELYN HELMBERGER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: GERALDINE R. STEPHENS and JOYCE L. YOUNG, or the survivor thereof, 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 \$ 64,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: PO BOX 594, LAKESIDE, OR 97449

Dated this 29 day of Oct, 1996

Gary M. Helmburger
GARY M. HELMBERGER

Jerelyn Helmburger
JERELYN HELMBERGER

NOTARY ACKNOWLEDGEMENT

STATE OF Minnesota

COUNTY OF Hennepin

SS. 10 - 29

19 96

Personally appeared the above named Gary M. Helmburger and Jerelyn Helmburger

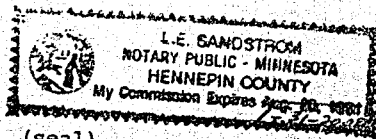
and acknowledged the foregoing instrument to be a voluntary act.

Before me:

[Signature]

Notary Public for _____

My commission expires _____



(seal)

ESCROW NO. MT39712-MS

Return to:

GERALDINE R. STEPHENS
PO BOX 594
LAKESIDE, OR 97449

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 18 of SUNSHINE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, situated in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and also:

Beginning at a point 322 1/2 feet East of the Southeast corner of Terwilliger Addition to the Town of Merrill, Klamath County Oregon, being the Southwest corner of the E1/2 of SE1/4 of SE1/4 of SW1/4 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East along the South line of said SE1/4 of SW1/4 a distance of 140 1/4 feet; thence North at right angles to said line a distance of 160 feet; thence West and parallel to said South line of SE1/4 of SW1/4 a distance of 140 1/4 feet; thence South and at right angles to said line 160 feet to the point of beginning, being a tract of land 140 1/4 feet by 160 feet in the Southwest corner of said E1/2 of SE1/4 of SE1/4 of SW1/4.

EXCEPTING THEREFROM any portion lying within the Klamath Falls-Malin Highway.
(State Highway 39.)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 1st day
of November A.D., 19 96 at 3:57 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 34699.

FEE \$35.00

Bernetha G. Letsch County Clerk
By Kathleen Rossi