

WARRANTY DEED

MT40043-KA
 GEORGE A. PONDELLA, JR. AND DONALD E. BAILEY, EACH AS TO AN UNDIVIDED 50% INTEREST AS TENANTS IN COMMON.

Grantor(s) hereby grant, bargain, sell and convey to:
 JOHN PROCHASKA,

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:

The S1/2 of the W1/2 of Lot 4 in Block 15 also known as Lot 5A, Block 15 of KLAMATH FALLS FOREST STATES SYCAM UNIT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 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 \$ 4,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 215 PISCES CIRCLE, RENO, NV 89511

Dated this 2 day of December 1996

George A. Pondella, Jr.
 GEORGE A. PONDELLA, JR.

Donald E. Bailey
 DONALD E. BAILEY

STATE OF Oregon

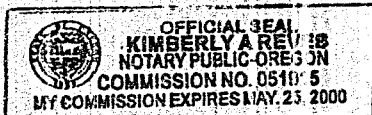
SS. December 2 1996

COUNTY OF Klamath

Personally appeared the above named GEORGE A. PONDELLA, JR.

AND DONALD E. BAILEY

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Kimberly A. Reeves

Notary Public for Oregon

My commission expires 5/23/2000

(seal)

ESCROW NO. MT40043-KA

Return to:

JOHN PROCHASKA
 215 PISCES CIRCLE
 RENO, NV 89511

STATE OF OREGON, SS.
 County of Klamath

Filed for record at request of:

Amerititle

on this 20th day of December A.D., 19 96
 at 9:16 o'clock A. M. and duly recorded
 in Vol. M96 of Deeds Page 39491
Bernetha C. Letsch, County Clerk

By Kathleen Rossi

Deputy.

F. \$30.00