

WARRANTY DEED

MTC39818
 HAROLD E. SIMMONS and F. ANN SIMMONS, husband and wife,
 Grantor(s) hereby grant, bargain, sell and convey to:
 BRUCE A. MEEKER and NORMA J. MEEKER, 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:

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 \$ 91,670.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: PO BOX 96, CRESCENT, OR 97733

Dated this 16 day of Dec, 1996

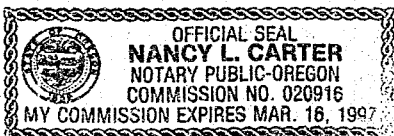
X Harold E. Simmons
 HAROLD E. SIMMONS

X F. Ann Simmons
 F. ANN SIMMONS

STATE OF Oregon SS. Dec 16 19 96
 COUNTY OF Deschutes

Personally appeared the above named Harold E. Simmons and
F. Ann. Simmons

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Nancy L. Carter
 Notary Public for State of Oregon

My commission expires 3-16-97

(seal)

ESCROW NO. SR002057CN

Return to:

BRUCE A. MEEKER
 PO BOX 96
 CRESCENT, OR 97733

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of Lot 1, Block 1, PINNEY'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 1 PINNEY'S ACRES; thence North 89 degrees 20' West 150 feet; thence South 0 degrees 39' West 326.14 feet; thence 127.93 feet along a circular curve (central angle = 35 degrees 16' 40" radius = 207.78 feet) to the point of tangent; thence South 89 degrees 20' 38" East 30 feet; thence North 0 degrees 39' 297.95 feet to the Northeast corner of said lot and the point of beginning.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 30th day
of December A.D., 19 96 at 3:50 o'clock P.M., and duly recorded in Vol. M96
of Deeds on Page 40325

FEE \$35.00

Bernetha G. Letsch, County Clerk
by Kathleen Ross