

JAMES C. ROGERS JO ANN ROGERS, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
DARRYL SISTO and MELODY SISTO, with the rights of survivorship,  
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 \$ 220,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 2108 Washburn Way, Klamath Falls, OR 97601

Dated this 23 day of December, 1996.

*James C. Rogers*  
JAMES C. ROGERS

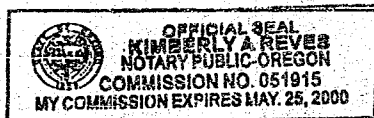
*Jo Ann Rogers*  
JO ANN ROGERS

STATE OF OREGON  
COUNTY OF KLAMATH

SS. December 23 1996

Personally appeared the above named JAMES C. ROGERS AND  
JO ANN ROGERS

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

*Kimberly A. Reves*

Notary Public for Oregon

My commission expires 5/25/2000

(seal)

ESCROW NO. MT39441-KA

Return to:

DARRYL SISTO  
2108 Washburn Way  
Klamath Falls, OR 97601

97 JAN -6 AM 11:45

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**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in Lot 3, Block 2, as shown on the map entitled "TRACT NO. 1080, WASHBURN PARK," a duly recorded subdivision in Klamath County Oregon, said tract of land being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being at the intersection of the Southerly right of way line of the O.C. & E. Railroad and the Westerly right of way line of Washburn Way; thence South 00 degrees 03' 30" West, along said Washburn Way right of way line, 94.58 feet; thence North 89 degrees 56' 30" West 161.96 feet to a point on the West line of said Lot 3; thence North 00 degrees 03' East 138.59 feet to a point on a curve, radius point of which bears South 06 degrees 50' 01" East 356.28 feet; thence along the arc of a said curve to the right (central angle equals 08 degrees 32' 26" and radius equals 356.28 feet) 53.1 feet to a point on the said Southerly right of way line of the O.C. & E. Railroad, being the North line of said Lot 3; thence South 66 degrees 51' 15" East 118.43 feet to the point of beginning.

**EXCEPTING** the Southerly 10 feet thereof as evidenced by Lot Line Adjustment 18-96 on file in the office of the Klamath County Planning Department.

STATE OF OREGON : COUNTY OF KLAMATH:      ss.

Filed for record at request of Amerititle the 6th day  
of January A.D., 19 97 at 11:45 o'clock A. M., and duly recorded in Vol. M97  
of Deeds on Page 270

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kathleen Ross