

FRED W. KOEHLER, JR., AKA FRED W. KOEHLER,
Grantor(s) hereby grant, bargain, sell and convey to:
GARY N. WELBURN and LOIS K. WELBURN, 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:

TOGETHER WITH A 1971 NEWMO MOBILE HOME, OREGON LICENSE #X129361, SERIAL
#180446 WHICH IS SITUATED ON THE REAL PROPERTY DESCRIBED ABOVE.

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 \$ 25,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 515 CREEL ROAD, TALENT, OR 97540

Dated this 31st day of Dec, 1996

FRED W. KOEHLER JR.

STATE OF CALIF SS. DEC 31 19 96
COUNTY OF TEHAMA

Personally appeared the above named _____

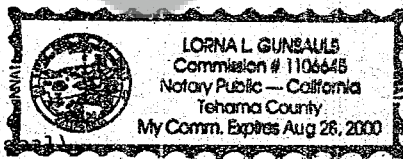
FRED W. KOEHLER, JR.

and acknowledged the foregoing instrument to be _____ voluntary act.

Before me:

Lorna J. Gunsauls
Notary Public for TEHAMA CO.

My commission expires 8-28-00



ESCROW NO. MT39915-LW

Return to:

GARY N. WELBURN
515 CREEL ROAD
TALENT, OR 97540

97 JAN -6 P3:45

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1: The following described real property situate in Klamath County, Oregon:

The S1/2 NE1/4 SE1/4 and the SE1/4 SE1/4; SE1/4 NW1/4 SE1/4 and the E1/2 SW1/4 SE1/4 lying North of the Rimrock all in Section 2, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2: Lots 40 and 41 in Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of January A.D., 19 97 at 3:45 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 339

FEE \$35.00

by Bernetha G. Letsch, County Clerk
Kathleen Ross