

AND

JEFFREY RINGULET/TRENNA RINGULET, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

KURT A. MULLER,

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 W1/2 of Lots 1 and 2 in Block 32 of WEST KLAMATH, 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:

SUBJECT TO a Trust Deed recorded on July 21, 1987 in Volume M87, Page
12944, Microfilm Records of Klamath County, Oregon in favor of Klamath
First Federal Savings and Loan Association as Beneficiary. The above
named Grantee DOES NOT agree to assume nor pay the above described Trust
Deed and the Grantors agree to hold the Grantee harmless therefrom.

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 \$ 46,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: ~~5288 MANHATTAN AVENUE, KLAMATH FALLS, OR 97601~~
1021 Bismark

Dated this 21 day of February, 1997

Jeffrey Ringulet
JEFFREY RINGULET

Trenna Ringulet
TRENNA RINGULET

STATE OF OREGONCOUNTY OF Klamath

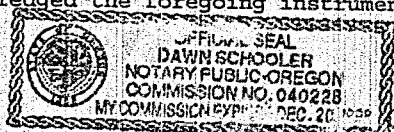
SS.

February2119 97

Personally appeared the above named Jeffrey Ringulet and

Trenna Ringulet

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler

Notary Public for OregonMy commission expires 12/20/98STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititleon this 21st day of February A.D., 1997at 11:54 o'clock A M. and duly recordedin Vol. M97 of Deeds Page 5143

Bernetha G. Letsch, County Clerk

By Kathleen RossFee, \$30.00

Deputy

ESCROW NO. MT40506-KR

Return to:

KURT A. MULLER

~~5288 MANHATTAN AVENUE~~ 1021 Bismark
KLAMATH FALLS, OR 97601

97 FEB 21 AM 1:54