

LUCILLE A. KERN,

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

LARRY A. RENICKER and GARRY A. RENICKER, 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 \$ 6,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 30141 O'Neil Dr. Klamath Falls, OR 97601

Dated this 6th day of JUNE, 1997.

Lucille A. Kern
LUCILLE A. KERN

STATE OF OREGON

SS. JUNE 6th 19 97

COUNTY OF KLAMATH

Personally appeared the above named LUCILLE A. KERN

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget-Weatherby
Notary Public for OREGON
My commission expires 11/20/99

ESCROW NO. MT41661-LW

Return to:

LARRY A. RENICKER

30141 O'Neil Dr.

Klamath Falls, OR

97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Lot 39, TRACT A, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion beginning at the Southeast corner of Lot 39, TRACT A, FRONTIER TRACTS: thence West along the South boundary of said Lot 39, 203 feet to a point; thence Northeasterly along the South side of O'Neil Drive 228 feet in a straight line to a point intersecting the East boundary of said Lot 39, 100 feet North of the point of beginning; thence South along said boundary 100 feet to the point of beginning.

PARCEL B:

Lot 51, TRACT A, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion beginning at the Southeast corner of said Lot 51; thence West along the South line 110 feet to the Southerly line of O'Neil Drive; thence Northeasterly 122.2 feet along Southerly boundary of O'Neil Drive to the East line of said Lot 51; thence South along said East line 51.5 feet to the point of beginning.

PARCEL C:

A parcel of land situated in Section 10, Township 36, Range 6 East of the Willamette Meridian, described as follows: Beginning at the Southwest corner of Lot 39, TRACT A, FRONTIER TRACTS, thence East 52.9 feet to a point, thence Southwesterly along the Northwest side of 'O'Neil Drive' 59 feet in a straight line to a point which bears South 0 degrees 09' West of the point of beginning, thence North 0 degrees 09' East 27.3 feet to the point of beginning,

and

Beginning at the Northwest corner of Lot 52, TRACT A, FRONTIER TRACTS, a platted portion of Klamath County, Oregon, described as follows: Beginning at the Northwest corner of Lot 52, TRACT A, FRONTIER TRACTS, thence East 55 feet along the North boundary of said Lot 52 to a point, thence Southwesterly along the Northwest side of 'O'Neil Drive' 65 feet in a straight line to a point intersecting the West boundary of said lot 52.31 feet South of the point of beginning, thence North along said boundary 31 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameri title the 6th day
of June A.D., 19 97 at 3:45 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 17484.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Hutton Kozz