

KNOW ALL MEN BY THESE PRESENTS, That

John H. Yankey

in consideration of Five Thousand Five Hundred and no/100 Dollars,  
to him paid by the Grantees herein, does hereby grant, bargain, sell and convey unto

Michael D. Beerner and Dianna M. Beerner, husband and wife, as  
tenants by the entirety

Grantee the following described real property, situated in the County of Klamath and  
State of Oregon, to wit:

Lot 38, Block 1, TRACT 1060, SUN FOREST ESTATES, according to  
the official plat thereof on file in the office of the County Clerk of  
Klamath County, Oregon.

"This instrument does not guarantee that any particular use may be  
made of the property described in this instrument. A buyer should  
check with the appropriate city or county planning department to  
verify approved uses."

Parcel #

To Have and to Hold the granted premises unto the said Grantee Heirs and Assigns forever.

And the Grantor does covenant that lawfully seized in fee simple of the above granted  
premises free from all encumbrances, except as stated on the reverse side of this deed

and those apparent upon the land, if any, as of the date of this deed  
(Subject to: Dec. 1st 1997, attached hereto.)

and that will and heirs, executors and administrators, shall warrant and forever defend the granted  
premises, against the lawful claims and demands of all persons, except as above stated.

Witness hand and seal this 6th day of June, 1997.

John K. Yankey (SEAL)

John K. Yankey (SEAL)

(SEAL)

(SEAL)

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 ANY FARMING OR FOREST PRACTICES AS  
DEFINED IN ORS 30.930.

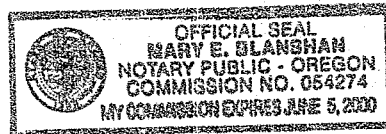
STATE OF OREGON  
County of Klamath } ss.

BE IT REMEMBERED, That on this 6th day of June, 1997, before me, the  
undersigned, a Notary Public in and for said County and State, personally appeared the within named

John K. Yankey

known to me to be the identical individual described in and who executed the within instrument and acknowledged to  
me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above  
written.



Mary E. Blangshan  
Notary Public for Oregon.  
My Commission expires 6-5-2000

STATE OF OREGON

County of Klamath } ss.

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL  
BE SENT TO THE FOLLOWING ADDRESS:

Michael D. & Dianna M. Beerner  
33825 Brewster Road  
Sebanon, Oregon 97355-9104

Return to:

Michael D. Beerner  
33825 Brewster Road  
Sebanon, Oregon 97355-9104

I certify that the within instrument was received for  
record on June 9, 1997  
at 2:44 o'clock P.M., and was recorded  
in Book M97 Page 17593 Record  
of Deeds of said county.

Bernetha G. Letsch, Co. Clerk  
Recorder of Conveyances

By Kathleen Ross  
Fee: \$30.00 Deputy

97 JUN -9 P2:44