

TOBY J. ORTON and ROBIN C. ORTON, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:

LIANE L. VENZKE,

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:

LOT 16 IN BLOCK 45 OF HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS,  
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: Trust Deed dated March 29, 1995 and recorded March 31, 1995  
in Volume M95, page 7884, Microfilm Records of Klamath County, Oregon, in  
favor of Ralph B. Coulson, Beneficiary. The Grantees named herein hereby  
agree to assume and pay in full this Trust Deed securing a Promissory  
Note of even date.

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 \$ 77,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 2045 Auburn Street, Klamath Falls, OR 97601

Dated this 18th day of June, 1997.

X [Signature]  
TOBY J. ORTON

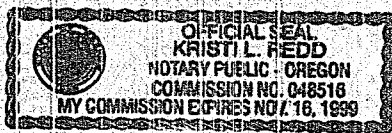
X [Signature]  
ROBIN C. ORTON

STATE OF OREGON ss. June 18 19 97  
COUNTY OF KLAMATH

Personally appeared the above named

ROBY J. ORTON and ROBIN C. ORTON

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

ESCROW NO. MT41293-SD

Return to:

LIANE L. VENZKE  
2045 AUBURN STREET  
KLAMATH FALLS OR 97601

Before me:

Kristi L. Redd  
Notary Public for Oregon  
My commission expires 1/16/99

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 24th day of June A.D. 1997  
at 3:53 o'clock P. M. and duly recorded  
in Vol. 1197 of Deeds Page 19658

Bernetha G. Letsch, County Clerk

By Kathleen Rossi  
Fee, \$30.00 Deputy