

After recording return to:
RON KRETTINGER
P.O. BOX 1943
LAPINE, OR 97739

97 AUG -6 P3:38

TITLE ORDER NO: 40939
 KEY ESCROW NO: 36-17906

Until a change is requested tax statements
 shall be sent to the following address:
SAME AS ABOVE

MTC 40939
 WARRANTY DEED -- STATUTORY FORM
 (INDIVIDUAL or CORPORATION)

LOREN L. FLEMING and CONNIE J. FLEMING, husband and wife, as tenants by the
 entirety Grantor,

conveys and warrants to:

RON KRETTINGER and SHARON KRETTINGER, husband and wife, as tenants by the
 entirety, Grantee,

the following described real property free of encumbrances except as
 specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No:

Map No:

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 consideration for this conveyance is \$95,000.00. However, if
 the actual consideration consists of or includes other property or other
 value given or promised, such other property or value was part of the/the
 whole of the (indicate which) consideration.

If grantor is a corporation, this has been signed by authority of the Board of
 Directors.

Dated this 1 day of August, 1997.

GRANTOR(S):

Loren L. Fleming
 LOREN L. FLEMING

Connie J. Fleming
 CONNIE J. FLEMING



STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on August 1, 1997,
 by LOREN L. FLEMING and CONNIE J. FLEMING

Heidi Provost
 Notary Public for Oregon

My commission expires: June 16, 2000

EXHIBIT "A"

Lots 5 and 6 in Block 5 of RIVER PINE ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Taxes for the fiscal year 1997-98, a lien not yet due and payable.
Account No. 2309-024A0-01300
Account No. 2309-024A0-1400

2. Mobile Home Taxes for the fiscal year 1997-98, a lien not yet due and payable. Account No. M-166736

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of River Pine Estates Special Road District.

4. Access restrictions and other terms and provisions as contained in Deeds to the State of Oregon, by through and its State Highway Commission, recorded June 20, 1952 in Volume 255, Page 329, Deed Records of Klamath County, Oregon, and recorded in Volume 257, Page 539, Deed Records of Klamath County, Oregon.

5. Right of Way Easement, subject to the terms and provisions thereof; Dated August 15, 1952, Recorded January 23, 1953, in Volume 258, Page 425, Deed Records of Klamath County, Oregon In favor of Midstate Electric Cooperative, Inc.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 6th day
of August A.D., 19 97 at 3:38 o'clock P. M. and duly recorded in Vol. M97
of Deeds on Page 25804.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Rose