

FERNDALDE DEVELOPMENT, L.L.C., AN OREGON LIMITED LIABILITY COMPANY,
Grantor(s) hereby grant, bargain, sell and convey to:
JOHN A. VINICKY and BARBARA A. VINICKY, husband and wife,
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 5 OF TRACT 1299 - SECOND ADDITION TO FERNDALDE, 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:
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 \$ 106,150.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 4629 TRAVIS WAY, KLAMATH FALLS, OR 97603

Dated this 26th day of August, 1997

FERNDALDE DEVELOPMENT, L.L.C.

BY Shannon L. Scrimsher AUTHORIZED SIGNER
SHANNON L. SCRIMSHER

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on August 26, 1997

by Shannon L. Scrimsher

as Authorized Signer

of Ferndal Development, L.L.C.

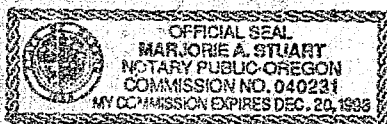
Notary Public of Oregon

My commission expires 12-20-98

ESCROW NO. MT42311-MS

Return to:

JOHN A. VINICKY
4629 TRAVIS WAY
KLAMATH FALLS, OR 97603



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Ameritile the 26th day
of August A.D. 19 97 at 3:34 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 28036

FEE \$30.00

By Bernethia G. Letsch County Clerk
Kathleen Rood