

JOHN WILLIAM WENCL, TRUSTEE OF THE WENCL 1990 FAMILY TRUST,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
RANDALL E. GRIFFITH and CONNIE M. GRIFFITH, husband and wife and VIRGIL R.
ASKREN and JUDITH L.M. ASKREN, 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:

Lots 38 and 39, FIRST ADDITION TO SPORTSMAN PARK, 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 \$ 53,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5320 BRYANT AVENUE, KLAMATH FALLS, OR 97601

Dated this 16 day of December, 1997

THE WENCL 1990 FAMILY TRUST

BY: John William Wencil TRUSTEE
JOHN WILLIAM WENCL

STATE OF Oregon, County of Klamath) ss.

This instrument was acknowledged before me on December 16, 1997

by John William Wencil

as Trustee

of the Wencil 1990 Family Trust

Notary Public of Oregon

My commission expires 1/22/01



ESCROW NO. MT43193-MG

Return to:

RANDALL E. GRIFFITH
5320 BRYANT AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle

on this 18th day of December A.D., 1997
at 11:14 o'clock A. M. and duly recorded
in Vol. M97 of Deeds Page 41086

Bernetha G. Letsch, County Clerk

By Kerthum Ross
Fee, \$30.00 Deputy.