

KENNETH S. RONNINGEN and RAMONA R. RONNINGEN, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell, warrant and convey to: STEPHEN J. KELLER and R. SUH KELLER, as tenants by the entirety, 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 11 of GRACE 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 \$ 77,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 7205 HIDDEN VALLEY, KLAMATH FALLS, OR 97603

Dated this 4th day of June, 1998.

Kenneth S. Ronningen
KENNETH S. RONNINGEN

Ramona R. Ronningen
RAMONA R. RONNINGEN

STATE OF OREGON

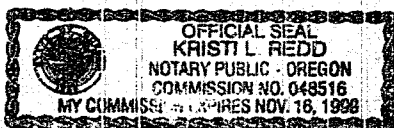
COUNTY OF KLAMATH

SS. June 4 19 98

Personally appeared the above named

KENNETH S. RONNINGEN & RAMONA R. RONNINGEN

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/99

ESCROW NO. MT44717-KR

Return to:

STEPHEN J. KELLER
7205 HIDDEN VALLEY
KLAMATH FALLS, OR 97603

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Amerititle
on this 5th day of June A.D., 1998
at 11:30 o'clock A. M. and duly recorded
in Vol. M98 of Deeds Page 19086

Bernetha G. Letsch, County Clerk

By Kathleen Ross

Fee, \$30.00

Deputy.