

HARRY ALDRIDGE AND AUDREY ALDRIDGE, TRUSTEES OF THE ALDRIDGE FAMILY TRUST,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JAMES B. ZELLER and VICKI A. ZELLER, 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:

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

P3:30

JUL 15

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 \$ 18,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 5223 VALLEYVIEW LANE, KLAMATH FALLS, OR 97601

Dated this 15<sup>th</sup> day of July, 1998.

TRUSTEES OF THE ALDRIDGE FAMILY TRUST

BY: Harry Aldridge TRUSTEE  
HARRY ALDRIDGE

BY: Audrey Aldridge TRUSTEE  
AUDREY ALDRIDGE

STATE OF Oregon SS. July 15<sup>th</sup> 19 98  
COUNTY OF Klamath

Personally appeared the above named Harry Aldridge and  
Audrey Aldridge

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Lisa Legget Weatherby  
Notary Public for Oregon  
My commission expires 11/20/99

ESCROW NO. MT45315-LW

Return to:

JAMES B. ZELLER  
5223 VALLEYVIEW LANE  
KLAMATH FALLS, OR 97601

25545

**EXHIBIT 'A'**  
**LEGAL DESCRIPTION**

Lot 6, Block 2, GREEN ACRES TRACT NO. 1016, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a parcel of land lying in the Southwest corner of Lot 6, Block 2, more particularly described as follows:

Beginning at a one-half inch iron rod at the southwest corner of said Lot 6; thence North 30.00 feet along the West line of said Lot 6; thence East 25.00 feet parallel to the South line of said Lot 6; thence South 30.00 feet parallel to the West line of said Lot 6; thence West 25.00 feet along the South line of said Lot 6 to the place of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 15th day  
of July A.D., 19 98 at 3:36 o'clock P. M., and duly recorded in Vol. M98,  
of Deeds on Page 25544.

FEE \$35.00

By Bernetha G. Letsch County Clerk  
Kathleen Rose