

MICHAEL SPRINGER and SHANNON SPRINGER, as tenants in common,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CYNTHIA I. ROYER and ADAM D. ROYER, 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:

The West 30 feet of Lot 468 and the East 10 feet of Lot 469 in Block 121
of MILLS ADDITION TO THE CITY OF KLAMATH FALLS, 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 30.980.

The true and actual consideration for this conveyance is \$ 47,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2227 VINE AVENUE, Klamath Falls, OR 97601

Dated this 19th day of January, 1999.

MICHAEL SPRINGER

SHANNON SPRINGER

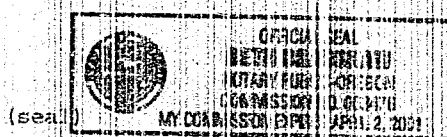
STATE OF Oregon

COUNTY OF Grant

January 19, 1999

Personally appeared the above named Michael Springer
and Shannon Springer

and acknowledged the foregoing instrument to be a voluntary act.



Before me:

Beth Bradshaw
Notary Public for Oregon
My commission expires 4-2-2001

ESCHOW NO. MT46921-143

Return to:
CYNTHIA I. ROYER
2227 VINE AVENUE
KLAMATH FALLS, OR 97601

STATE OF OREGON: COUNTY OF KLAMATH

Filed for record at request of _____ the 25th day
of January, A.D. 1999 at 3:30 o'clock P.M., and duly recorded in Vol. 899
of _____ Deeds on Page 2746

Linda Smith, County Clerk

FEES \$30.00

by Kathleen Brown