



WARRANTY DEED

State of Oregon, County of Klamath
Recorded 05/26/00, at 3:15 p. m.
In Vol. M00 Page 19204
Linda Smith,
County Clerk Fee \$ 21.00

ASPEN TITLE ESCROW NO. 01051152

AFTER RECORDING RETURN TO:
Mr. and Mrs. Louis C. Faulkner
1609 Derby #13
Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

JOHN A. KEPPINGER and RONDA L. KEPPINGER, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to LOUIS
C. FAULKNER and PENNIE FAULKNER, husband and wife, hereinafter
called GRANTEE(S), all that real property situated in the
County of Klamath, State of Oregon, described as:

Lot 8 in Block 1, Tract No. 1009, of YONNA WOODS, in the County
of Klamath, State of Oregon.

Code 114, Map 3711-31B0, Tax Lot 2300

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$126,000.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 22nd day of May, 2000.

John A. Keppinger
JOHN A. KEPPINGER

Ronda L. Keppinger
RONDA L. KEPPINGER

STATE OF OREGON, County of Klamath)ss.

On May 26, 2000, personally appeared Ronda L. Keppinger, who
acknowledged the foregoing to be her voluntary act and deed.

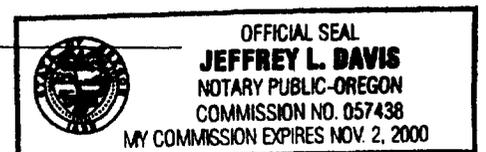
Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 2001



STATE OF OREGON, County of ~~Multnomah~~ CLACKAMAS)ss.

On May 24, 2000, personally appeared John A. Keppinger, who
acknowledge the foregoing to be his voluntary act and deed.

Before me: Jeffrey L. Davis
Notary Public of Oregon
My Commission Expires: 11-2-2000



21A