

ANDREI V. RYKOFF, AN ESTATE IN FEE SIMPLE

conveys and warrants to MARC ESTEP and DEBORAH W. ESTEP, husband and wife, Grantor,

the following described real property free of liens and encumbrances, except as specifically set forth herein:

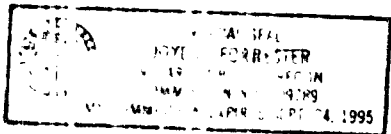
LOT 4 BLOCK 1 OF SUNNYLAND, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK, KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT: All easements, covenants, conditions, restrictions, reservations, rights of way and provisions of record, if any.

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.

The true consideration for this conveyance is \$ 45,900.00DATED this 23rd day of February, 19 95.Andrei V. Rykoff
ANDREI V. RYKOFFSTATE OF OREGON,)
County of Klamath) ss.BE IT REMEMBERED, That on this 23 day of JANUARY, 19 95, before me, the undersigned, a Notary Public in and for said County and State personally appeared the within named ANDREI V. RYKOFF and known to me to be the identical individual(s) described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Joyce R. Smith
Notary Public for Oregon.
My Commission expires Sept 24, 1995Title Order No. K-47545
Escrow No. 9550388G / 1999:33 74

After recording return to:

Marc Estep/Deborah W. Estep
1605 Avalon Street
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:

Marc Estep/Deborah W. Estep
1605 Avalon Street
Klamath Falls, OR 97601STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Klamath County Title Co
on this 23rd day of Feb A.D. 19 95
at 3:24 o'clock P.M. and duly recorded
in Vol. M95 of Deeds Page 4062
Bernetha C. Letsch County Clerk
By Deborah W. Estep
Deputy.

Fee, \$30.00