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04-26-95P03:45 RCVD

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WARRANTY DEED

#01043034

AFTER RECORDING RETURN TO:

SCOTT D. TEETER
5811 ALVA AVENUE
KLAMATH FALLS, OR 97603

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

BRYAN SPENCER CARPENTER and GAIL ELAINE CARPENTER, husband and
wife, hereinafter called GRANTOR(S), convey(s) to SCOTT D.
TEETER, an unmarried person, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 24, MADISON PARK, in the County of Klamath, State of Oregon.
Code 43 Map 3909-1BB TL 2000

"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,

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
\$78,000.00.

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 24th day of April, 1995.

Bryan Spencer Carpenter
BRYAN SPENCER CARPENTER

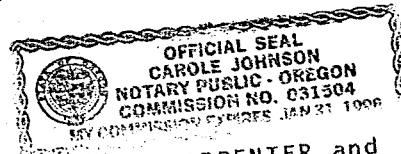
Gail Elaine Carpenter
GAIL ELAINE CARPENTER

STATE OF OREGON, County of Klamath)ss.

On this 25th day of April, 1995,

Personally appeared the above named BRYAN SPENCER CARPENTER and
GAIL ELAINE CARPENTER and acknowledged the foregoing instrument
to be their voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My Commission Expires: January 31, 1998



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 26th day
of April A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 10728

FEE \$30.00

By Bernetha G. Leisch, County Clerk
[Signature]