



TITLE & ESCROW, INC.

WARRANTY DEED 'STATE OF OREGON,
County of Klamath ss.

#01043595

AFTER RECORDING RETURN TO:

JULIA P. RIKUSTAD

3905 Mazama Drive
Klamath Falls, OR 97603UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Filed for record at request of:

Aspen Title & Escrow

on this 31st day of Aug A.D., 19 95
at 3:51 o'clock P M. and duly recorded
in Vol. M95 of Deeds Page 23683
Bernetha G. Letsch County ClerkBy Deputy Deputy.

Fee, \$30.00

KENNETH R. OSTROM and NANCY S. OSTROM, husband and wife,
hereinafter called GRANTOR(S), convey(s) to JULIA P. RIKUSTAD,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:Lot 1, Block 3, MAZAMA GARDENS, in the County of Klamath, State
of Oregon.

Code 41 Map 3909-10DD TL 2000

J.R. "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
\$105,000.00.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 August, 1995.

KENNETH R. OSTROM

NANCY S. OSTROM

STATE OF OREGON)

) ss.

County of Klamath)

The foregoing instrument was acknowledged before me this 25th
day of August, 1995, by KENNETH R. OSTROM and NANCY S. OSTROM.Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: March 22, 1997