

NTE 3609 MS

PAMELA YOUNG,

Grantor(s) hereby grant, bargain, sell and convey to
JACK R. CAPPS and CATHERINE M. CAPPS, husband and wife,
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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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:

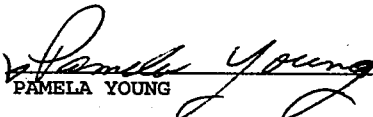
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, except those claiming under the above described encumbrances.

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 30.930.

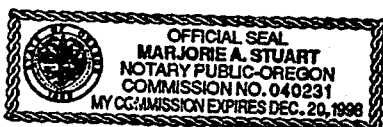
The true and actual consideration for this conveyance is \$ 33,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 6123 BLY MOUNTAIN CUTOFF ROAD, BONANZA, OR 97623

Dated this 20th day of September, 19 95


PAMELA YOUNG

NOTARY ACKNOWLEDGEMENT

STATE OF OregonCOUNTY OF Klamath SS. September 20 19 95Personally appeared the above named Pamela Youngand acknowledged the foregoing instrument to be her voluntary act.

Before me:


Notary Public for OregonMy commission expires 12-20-98

(seal)

Return to:

JACK R. CAPPS
6123 BLY MOUNTAIN CUTOFF ROAD
BONANZA, OR 97623

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Lot 45, Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Lot 45, EXCEPTING THEREFROM the following:

Beginning at the Southeast corner of said Lot; thence North along the East line of said Lot, 250.82 feet; thence West parallel with the South line of said Lot to the West line thereof; thence South along said West line to the Southwest corner thereof; thence East along the South line of said Lot to the point of beginning.

PARCEL 2:

The North 1/2 of Lot 44 in Block 48, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH: a 1975 Titan Mobile home, License #X122405, Title #9223890824, VIN #405573D1721, Body style-HT.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 26th day
of Sept A.D., 19 95 at 11:36 o'clock A M., and duly recorded in Vol. M95,
of Deeds on Page 25973.

FEE \$35.00

By Bernetha G. Letsch County Clerk