

WARRANTY DEED

MTC37090W
 VICTOR W. EPSTEIN and BERNICE EPSTEIN, husband and wife,

Grantor(s) hereby grant, bargain, sell and convey to
 T. C. DAEUBLE, JR.,

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:

Lot 18, Block 28 of TRACT 1113, OREGON SHORES UNIT 2, according to the
 official plat thereof on file in the office of the County Clerk of
 Klamath County, Oregon

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 \$ 3,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: P.O. BOX 7607, KLAMATH FALLS, OR 97602

Dated this 10th day of January, 1996

Victor W. Epstein
 VICTOR W. EPSTEIN

Bernice Epstein
 BERNICE EPSTEIN

NOTARY ACKNOWLEDGEMENT

STATE OF California SS. 19 96
 COUNTY OF Ventura

Personally appeared the above named Victor W. Epstein
and Bernice Epstein

and acknowledged the foregoing instrument to be a voluntary act.



(seal)

Before me:

Mary Ellen Loomis
 Notary Public for California
 My commission expires 5-23-97

STATE OF OREGON, SS.
 County of Klamath

Return to:

T. C. DAEUBLE, JR.
 P.O. BOX 7607
 KLAMATH FALLS, OR 97602

Filed for record at request of:

Mountain Title Co
 on this 16th day of Jan A.D., 19 96
 at 11:09 o'clock A M. and duly recorded
 in Vol. M96 of Deeds Page 1173
 Bernetha G. Letsch County Clerk
 By Deputy Shirey Deputy.
 Fee, \$30.00