



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044307

AFTER RECORDING RETURN TO:

Coy Marie Ross

2322 CALIFORNIA AVENUE
KLAMATH FALLS, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVERALPH A. CRAWFORD and JOAN E. CRAWFORD, husband and wife,
hereinafter called GRANTOR(S), convey(s) to COY MARIE ROSS,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

Ⓢ "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
\$64,000.00.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 21st day of February, 1996.

RALPH A. CRAWFORD

JOAN E. CRAWFORD

STATE OF OREGON, County of Klamath)ss.

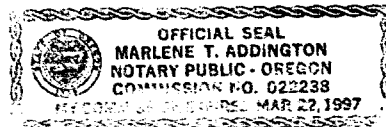
On February 21, 1996, personally appeared the above named RALPH
A. CRAWFORD and JOAN E. CRAWFORD and acknowledged the foregoing
instrument to be their voluntary act and deed.Before me:
Notary Public for Oregon
My Commission Expires: March 22, 1997

EXHIBIT "A"

PARCEL 1: Lot 8, Block 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-30BA TL 900

PARCEL 2: The Northwesterly two feet of Lot 9, Block 41, BUENA VISTA ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

CODE 1 MAP 3809-30BA TL 1000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 22nd day
of Feb A.D., 19 96 at 11:45 o'clock AM., and duly recorded in Vol. M96,
of Deeds on Page 4883.

Bernetha G. Letsch, County Clerk

FEE \$35.00

By Cathy Russell