

WARRANTY DEED

MTC 37465MS

TODD W. TEAFORD and SHARON K. TEAFORD, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
CARMEN M. CARAMES,

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

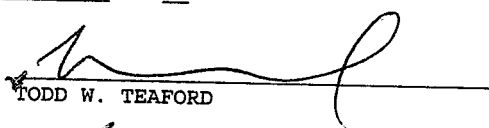
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 \$ 86,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 2059 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 22nd day of March, 1996


TODD W. TEAFORD


SHARON K. TEAFORD

NOTARY ACKNOWLEDGEMENT

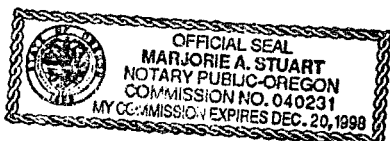
STATE OF Oregon

COUNTY OF Klamath

SS. March 22 1996

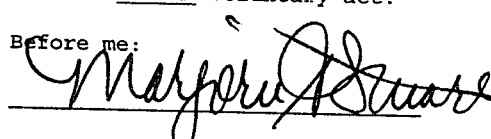
Personally appeared the above named Todd W. Teaford and Sharon K.
Teaford

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:


Notary Public for Oregon

My commission expires 12-20-98

ESCROW NO. MT37465-MS

Return to:

CARMEN M. CARAMES
2059 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 16, OUSE KILA HOME SITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT the following:

Beginning at the Southwest corner of said Lot 16; thence Southeasterly along the South boundary of said Lot 16, 1.50 feet; thence Northeasterly, 130.00 feet, more or less to the Northwest corner of said Lot 16; thence Southwesterly along the West boundary of said Lot 16, 130.00 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 22nd day
of March A.D., 19 96 at 3:52 o'clock P M., and duly recorded in Vol. M96,
of Deeds on Page 7988.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]