

WARRANTY DEED

NTC37386HF

ALFRED L. EDGAR and JUDY A. EDGAR, husband and wife,
Grantor(s) hereby grant, bargain, sell and convey to:
ANNETTE M. LEDBETTER and ALFRED L. EDGAR and JUDY A. EDGAR, with the rights of
survivorship,
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 22, Block 8, SOUTH CHILOQUIN, 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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 512 SOUTH 3RD AVE, CHILOQUIN, OR 97624

Dated this 22nd day of March, 1996

Alfred L. Edgar
ALFRED L. EDGAR

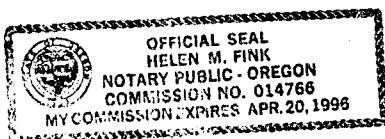
Judy A. Edgar
JUDY A. EDGAR

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 3/22 1996
COUNTY OF Klamath

Personally appeared the above named Alfred L. Edgar and
Judy A. Edgar

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Helen M. Fink

Notary Public for Oregon

My commission expires 4/20/96

ESCROW NO. MT37386-HF

Return to:

ANNETTE M. LEDBETTER
512 SOUTH 3RD AVE
CHILOQUIN, OR 97624

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

AmeriTitle

on this 22nd day of March A.D. 19 96
at 3:56 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 8036

Bernetha G Letsch County Clerk

By Cheryl Russell

Fee, \$30.00

Deputy.