

WARRANTY DEED

MTC-37466MS

DOLORES MC ANDREWS AND KENNETH M. MC ANDREWS, TRUSTEES OF THE DOLORES MC ANDREWS 1990 LIVING TRUST, DATED APRIL 19, 1990,

Grantor(s) hereby grant, bargain, sell and convey to:

TODD W. TEAFORD and SHARON K. TEAFORD, 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 \$ 122,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1936 LAKESHORE DRIVE, KLAMATH FALLS, OR 97601

Dated this 25th day of March, 1996.

Dolores McAndrews
DOLORES MC ANDREWS, TRUSTEE

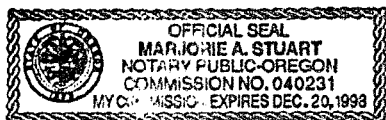
Kenneth M. McAndrews
KENNETH M. MC ANDREWS, TRUSTEE

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. March 25 1996
COUNTY OF Klamath

Personally appeared the above named Dolores Mc Andrews and Kenneth M. Mc Andrews

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Marjorie A. Stuart

Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT37466-MS

Return to:

TODD W. TEAFORD
1936 LAKESHORE DRIVE
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

The Westerly one-half of Lot 4 in OUSE KILA HOMESITES No. 2, according to the duly recorded plat thereof, and more particularly described as follows:

Beginning at a point on the Southerly line of said Lot 4, which point lies 40.1 feet Northwesterly from the Southeast corner of Lot 4, OUSE KILA HOMESITES No. 2, Klamath County, Oregon; thence following the Southwesterly line of said Lot 4 Northwesterly along a curve to the left a distance of 40.1 feet to an iron pin which marks the Southwest corner of Lot 4; thence along the lot line common to Lots 4 and 5 (North 38 degrees 35' East) to the most Northerly corner of Lot 4 (122.5 feet); thence South 45 degrees 20' East along the Northwesterly line of Lot 4 a distance of 47.5 feet to a point; thence South 41 degrees 37' West a distance of 114.5 feet, more or less, to the point of beginning, all lying with the NE1/4 NE1/4 of Section 26, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The E1/2 of Lot 4, OUSE KILA HOMESITES No. 2, according to the official plat thereof on file in the records of Klamath County, Oregon.

PARCEL 3:

Beginning at the most Easterly corner of Lot 1, SOUTHSORE SUBDIVISION; thence South 33 degrees 15' West a distance of 118 feet to the Southeasterly corner of said Lot 1, thence Northwesterly along the Southwesterly line of said Lot 1 a distance of 10 feet to a point; thence North 36 degrees 51' East a distance of 119.6 feet, more or less to a point on the Northeasterly line of said Lot 1; thence Southeasterly along the Northeasterly line of said Lot 1, 10 feet to the point of beginning.

TOGETHER with a waterpipe for the conveyance of domestic water as set out in instrument recorded September 30, 1963 in Volume 348, page 334, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 25th day
of March A.D., 19 96 at 3:51 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 8200

Bernetha G. Letsch, County Clerk

By Cheryl Russell

FEE \$35.00