

WARRANTY DEED

MT37437 DS
ROD R. KOLKOW and CORLYN M. CASPERS, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:
JOEL ESTRADA and MARY ANN ESTRADA, as tenants by the entirety,
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 \$ 46,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1801 OREGON AVE., KLAMATH FALLS, OR 97601

Dated this 2nd day of April, 1996.

Rod R. Kolkow
ROD R. KOLKOW

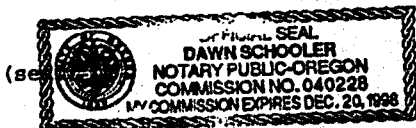
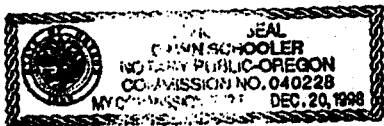
Corlyn M. Caspers
CORLYN M. CASPERS

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 2 April 19 96
COUNTY OF Klamath

Personally appeared the above named Rod. R. Kolkow
AND CORLYN M. CASPERS

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Dawn Schooler
Notary Public for Oregon

My commission expires 12/20/98

ESCROW NO. MT37437-DS

Return to:

JOEL ESTRADA
1801 OREGON AVE.
KLAMATH FALLS, OR 97601

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeasterly corner of Lot 14, Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly and parallel along Oregon Avenue a distance of 57 feet; thence Northerly and parallel to the Westerly line of said Lot 14 a distance of 68 feet; thence Southeasterly and parallel to Oregon Avenue to a point intersecting the Easterly line of said Lot 14 at Addison Street; thence Southwesterly along Addison Street a distance of 68 feet to the point of beginning, being a portion of Lot 14, Block 76, of BUENA VISTA ADDITION to Klamath Falls, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of AmeriTitle the 3rd day
of April A.D., 19 96 at 3:57 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 9414.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
[Signature]