

WARRANTY DEED

MT38520DS
 WILLIAM FEINER and TERRY FEINER, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell and convey to:
 CARLOS BECERRA and SHARON BECERRA, 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:

PARCEL 1: Lot 5, Block 5, FIRST ADDITION TO PINE GROVE PONDEROSA,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

PARCEL 2: The South 10 feet of Lot 8, Block 5, FIRST ADDITION TO PINE
 GROVE PONDEROSA, 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 \$ 158,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 3510 PINE TREE DR., KLAMATH FALLS, OR 97603

Dated this 3rd day of July, 1996.

William Feiner
 WILLIAM FEINER

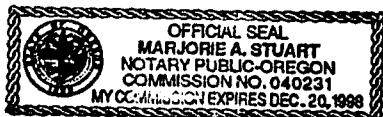
Terry Feiner
 TERRY FEINER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. 3 July 19 96
 COUNTY OF Klamath

Personally appeared the above named _____
WILLIAM FEINER AND TERRY FEINER

and acknowledged the foregoing instrument to be THEIR voluntary act.



(seal)

ESCROW NO. MT38520-DS

Return to:
 CARLOS BECERRA
 3510 PINE TREE DR.
 KLAMATH FALLS, OR 97603

Before me:

Marjorie A. Stuart
 Notary Public for Oregon

STATE OF OREGON,
 County of Klamath ss.

Filed for record at request of:

Amerititle
 on this 12th day of July A.D., 19 96
 at 3:57 o'clock P M. and duly recorded
 in Vol. M96 of Deeds Page 20798
 Bernetha G. Letsch, County Clerk
 By Kathleen Bena

Fee. \$30.00

Deputy.

96 JUL 12 P3:57