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WARRANTY DEED

Vol. MAC Page 24669

MTC 38793KA

CHRISTOPHER L. CASTER and GLORIA J. CASTER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell and convey to:

WALTER R. EDWARDS,

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 72, LEWIS TRACTS, according to the official plat thereof on file in
the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the Westerly 191 feet thereof. (aka Parcel 2 of Major
Land Partition 11-83). ALSO EXCEPTING THEREFROM the North 4.2 feet
thereof as described in Lot Line Adjustment 30-96.

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 \$ 58,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1518 HOPE STREET, KLAMATH FALLS, OR 97603

Dated this 9 day of August, 1996.

Christopher L. Caster
CHRISTOPHER L. CASTER

Gloria J. Caster
GLORIA J. CASTER

NOTARY ACKNOWLEDGEMENT

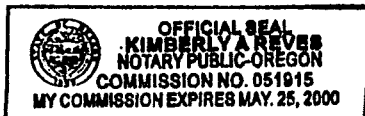
STATE OF OREGON

SS. AUGUST 9 19 96

COUNTY OF KLAMATH

Personally appeared the above named CHRISTOPHER L. CASTER AND
GLORIA J. CASTER

and acknowledged the foregoing instrument to be their voluntary act.



(seal)

Before me:

Kimberly A. Reves

Notary Public for Oregon

My commission expires 5/25/2000
STATE OF OREGON, ss.
County of Klamath

ESCROW NO. MT38793-KA

Return to:

WALTER R. EDWARDS
1518 HOPE STREET
KLAMATH FALLS, OR 97603

Filed for record at request of:

AmeriTitle
on this 12th day of August A.D. 19 96
at 11:19 o'clock A.M. and duly recorded
in Vol. M96 of Deeds Page 24669.
Bernetha G Letsch, County Clerk
By Cheryl Russell
Deputy.

Fee, \$30.00