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97 OCT 17 2336

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WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

AFTER RECORDING RETURN TO:
KRAIG D. FERREIRA
709 N. 11th
Klamath Falls, Oregon 97601

Aspen Title & Escrow
on this 17th day of October A.D., 1997
at 3:36 o'clock P. M. and duly recorded
in Vol. 1997 of Deeds Page 34287

Bernetha G. Letsch, County Clerk

By

Fee, \$30.00

Deputy

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

MARKUS WAYNE FERREIRA, hereinafter called GRANTOR(S), convey(s)
and warrant(s) to KRAIG D. FERREIRA hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

The Westerly 35 feet of Lot "E", Block 68, SUPPLEMENTAL PLAT OF
NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of
Klamath and State of Oregon.

Code 1 Map 3809-29DC TL 2900

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage, and a Trust Deed in favor
of Donald N. Caughey and Barbara A. Caughey husband and wife
recorded February 3, 1995 in Book M-95 at Page 2600 Klamath
County Records, which grantee herein agrees to assume and pay
and which is part of the consideration stated herein, AND a
Trust Deed in favor of Lewis W. Cunningham recorded August 9
, 1996 in book M-96 at page 24427 which the grantee herein
agrees to assume and pay, on which is part of the consideration
stated herein,

and will warrant and defend the same against all persons who
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$28,234.19.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 17th day of October 1997.

Markus Wayne Ferreira
MARKUS WAYNE FERREIRA

STATE OF OREGON, County of Klamath ss.

On October 17th, 1997, personally appeared Markus Wayne
Ferreira who acknowledged the foregoing instrument to be his
voluntary act and deed.

[Signature]
Notary Public for Oregon
My Commission Expires: 5/31/98

