

DOUGLAS LEFOR and TERESA MADDOX, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
PATRICIA BRICCO,
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:

PLEASE SEE ATTACHED EXHIBIT "A"

TAX ACCOUNT NO.: 2310-036CO-01500

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: , 144568 Birchwood Drive, LaPine, OR 97739

Dated this 28th day of January 1998

Douglas Lefor
DOUGLAS LEFOR

Teresa Maddox
TERESA MADDOX

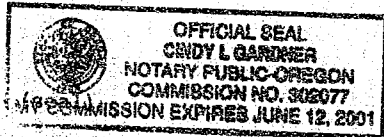
STATE OF Oregon

COUNTY OF Deschutes

SS. January 28 19 98

Personally appeared the above named Douglas Lefor and
Teresa Maddox

and acknowledged the foregoing instrument to be their voluntary act.



Before me:

Cindy L. Gardner
Notary Public for Oregon
My commission expires 6-12-2001

ESCROW NO. SB009529CG

Return to:
PATRICIA BRICCO

EXHIBIT 'A'
LEGAL DESCRIPTIONPARCEL 1:

Lot 90 in Block 1 of TRACT 1060 - SUN FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 91, Block 1, SUN FOREST ESTATES, TRACT 1080, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Amerititle the 29th day
of January A.D., 19 98 at 3:05 o'clock P.M., and duly recorded in Vol. M98
of Deeds on Page 2828

FEE \$35.00

By Bernetha G. Letsch County Clerk
K. L. L. L.