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'98 SEP 18 P3:44

AMTC 45617-KC
WARRANTY DEEDVol. M98 Page 34458

RICHARD L. RICHARDSON and SUSAN P. RICHARDSON, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
JAMES R. MURPHY and DANA M. MURPHY, 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:

LOT 1 IN BLOCK 73 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT
NO. 3, 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 \$ 7,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: PO BOX 37, BEAVERCREEK, OR 97004

Dated this 21st day of Aug, 1998

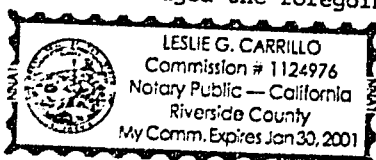
Richard L. Richardson
RICHARD L. RICHARDSON

Susan P. Richardson
SUSAN P. RICHARDSON

STATE OF California
COUNTY OF Riverside SS. Aug 21 19 98

Personally appeared the above named Richard L. Richard and
Susan P. Richardson

and acknowledged the foregoing instrument to be A voluntary act.



(seal)

Before me:

Leslie G. Carrillo
Notary Public for Riverside County
My commission expires Jan 30, 2001

ESCROW NO. MT45617-KC

Return to:
JAMES R. MURPHY
PO BOX 37
BEAVERCREEK, OR 97004

STATE OF OREGON,
County of Klamath SS.

Filed for record at request of:

Amerititle
on this 18th day of September A.D., 1998
at 3:44 o'clock P. M. and duly recorded
in Vol. M98 of Deeds Page 34458

Bernetha G. Letsch, County Clerk

By Kathleen Boes
Fec. \$30.00 Deputy.