

MTC 48027-LW
WARRANTY DEED

99 Ma. 21 P3:23

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JOEL ESTRADA and MARY ANN ESTRADA, husband and wife,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
CHRISTOPHER D. DUFFIN,

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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 \$ 53,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1801 OREGON AVENUE, KLAMATH FALLS, OR 97601

Dated this 17 day of May, 1999.

Joel Estrada
JOEL ESTRADA

Mary Ann Estrada
MARY ANN ESTRADA

STATE OF Oregon
COUNTY OF Umatilla ss. May 17 19 99

Personally appeared the above named Joel Estrada

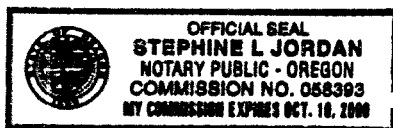
and acknowledged the foregoing instrument to be his voluntary act.

Before me:

Stephine L. Jordan
Notary Public for Oregon

My commission expires October 16, 2000

(seal)



ESCROW NO. MT48027-LW

Return to:

CHRISTOPHER D. DUFFIN
1801 OREGON AVENUE
KLAMATH FALLS, OR 97601

State of Idaho
Oregon

21170

County of Canyon

May 20, 1999

Personally appeared the above named Mary Ann Estrada
and acknowledged the foregoing instrument to be her voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Margaret R. Fender
Notary Public for Oregon Idaho
My Commission expires: 09/22/2003



21171

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at the Southeasterly corner of Lot 14, Block 76 of BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence Northwesterly and parallel along Oregon Avenue a distance of 57 feet; thence Northerly and parallel to the Westerly line of said Lot 14 a distance of 68 feet; thence Southeasterly and parallel to Oregon Avenue to a point intersecting the Easterly line of said Lot 14 at Addison Street; thence Southwesterly along Addison Street a distance of 68 feet to the point of beginning, being a portion of Lot 14, Block 76, of BUENA VISTA ADDITION to Klamath Falls, Oregon.

State of Oregon, County of Klamath
Recorded 5/27/99, at 3:23 p.m.

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Linda Smith, County Clerk

Fee \$ 40 -

Linda Smith