

1999 AUG 23 AM 11:26

MT48957-KR
WARRANTY DEED

Vol M99 Page 33837

PATRICIA A. DI MATTEO,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
KEVIN RICKETTS and TRESSIE RICKETTS, 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:

THE N1/2 NE1/4 NE1/4 OF SECTION 7, TOWNSHIP 39 SOUTH, RANGE 8 EAST OF THE
WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON.

TAX ACCOUNT NO.: 3908-00700-00100-000 3908-00700-00100-000

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 237,000.00.

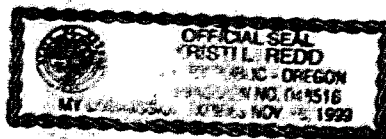
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 18855 SW ALDERWOOD DRIVE, BEAVERTON, OR 97006

Dated this 20th day of August, 1999

Patricia A. Di Matteo
PATRICIA A. DI MATTEO

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on August 20, 1999 by
PATRICIA A. DI MATTEO.



Kristin L. Redd
(Notary Public for Oregon)

My commission expires 11/16/99

ESCROW NO. MT48957-KR

Return to:
KEVIN RICKETTS
18855 SW ALDERWOOD DRIVE
BEAVERTON, OR 97006

State of Oregon, County of Klamath
Recorded 8/23/99, at 11:26 a. m.
In Vol. M99 Page 33837
Linda Smith,
County Clerk Fees 30.00 KR