MTC 48942-MS

WARRANTY DEED

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ALFRED L. EDGAR and JUDY EDGAR, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
THOMAS A. GRAYSON,
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 17 IN BLOCK 5 OF DIXON ADDITION TO THE CITY OF KLAMATH FALLS,
ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.
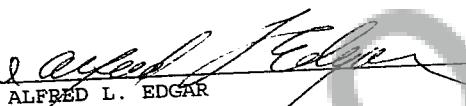
TAX ACCOUNT NO.:   3809-028DC-04400-000

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   72,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
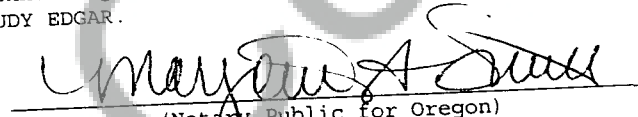following address: 221 HILLSIDE AVENUE, KLAMATH FALLS, OR 97601

Dated this   15th   day of   September 19 99

Alfred L. Edgar
ALFRED L. EDGAR

Judy Edgar
JUDY EDGAR

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on   September 15 , 1999 by
ALFRED L. EDGAR AND JUDY EDGAR.

Marjorie A. Stull
(Notary Public for Oregon)

My commission expires   12-20-02

ESCROW NO. MT48942-MS

Return to:
   THOMAS A. GRAYSON
   221 HILLSIDE AVENUE
   KLAMATH FALLS, OR 97601

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