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WARRANTY DEED

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IDA F. LITELL TRUSTEE OF THE ESTELLE H. DEHAAS LIVING TRUST U.D.D. SEPTEMBER 18, 1990,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:
HERMINIO RAMIREZ and AMALIA CHAPA, with the rights of survivorship,
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 19 IN BLOCK 1 OF BEL-AIRE GARDENS, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

3909-002DA-04600

521304

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 87,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 5786 BEL-AIRE DRIVE, KLAMATH FALLS, OR 97603

Dated this 31st day of January, 2000.

TRUSTEES OF THE ESTELLE H. DEHAAS
LIVING TRUST U.D.D. SEPTEMBER 18, 1990.

BY: IDA F. LITELL
IDA F. LITELL, TRUSTEE

State of California
County of Sacramento

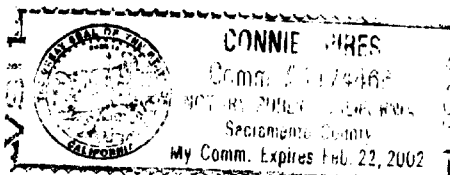
This instrument was acknowledged before me on 1-31-00, by IDA F.
LITELL AS TRUSTEE OF THE ESTELLE H. DEHAAS LIVING TRUST U.D.D. SEPTEMBER
18, 1990.

Connie Pires
(Notary Public)

My commission expires 2/22/02

ESCROW NO. MT50136-LW

Return to:
HERMINIO RAMIREZ
5786 BEL-AIRE DRIVE
KLAMATH FALLS, OR 97603



State of Oregon, County of Klamath
Recorded 2/01/00, at 3:11 p. m.
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Linda Smith,
County Clerk Fee \$21.00

21.00
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