

mtc 51244 - ms
WARRANTY DEED

Vol M00 Page 25237

KEITH A. BICKNELL and VIOLETA M. BICKNELL, as tenants by the entirety,
 Grantor(s) hereby grant, bargain, sell, warrant and convey to:
 KENNETH A. RICHARDS and MARY V. RICHARDS, 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 7 IN BLOCK 214, MILLS SECOND 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.

3809-033DB-17900

614133

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 59,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
 following address: 2210 WANTLAND AVENUE, KLAMATH FALLS, OR 97601

Dated this 7th day of July, 2000.

KEITH A. BICKNELL

Violeta M. Bicknell
 VIOLETA M. BICKNELL

State of Oregon
 County of KLAMATH

This instrument was acknowledged before me on July 7, 2000 by KEITH
 A. BICKNELL AND VIOLETA M. BICKNELL.

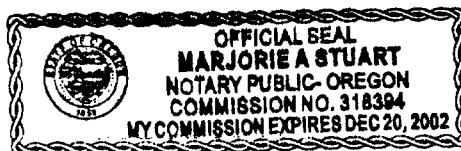
Marjorie A. Stuart
 (Notary Public for Oregon)

My commission expires 12/20/02

ESCROW NO. MT51244-MS

Return to:

KENNETH A. RICHARDS
 2210 WANTLAND AVENUE
 KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
 Recorded 07/11/00, at 11:21 a.m.
 In Vol. M00 Page 25237
 Linda Smith,
 County Clerk Fee \$ 21.00