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Warranty Deed -- Statutory Form

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KNOW ALL MEN BY THESE PRESENTS, That ROY R. McCAUL and ELLA McCAUL hereinafter called "Grantors," do hereby convey and warrant to CALVIN R. KANWISCHER and TERRI L. KANWISCHER, husband and wife, as tenants by the entirety, hereinafter called "Grantees," the following described real property free of encumbrances except as specifically set forth herein:

Lot 14, Block 15, Tract 1042, TWO RIVERS NORTH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

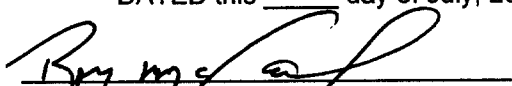
SUBJECT TO: Covenants, conditions, restrictions, reservations, easements and rights of way of record, if any; 2000-01 taxes a lien not yet due and payable.


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.

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantors under any policy of title insurance issued to Grantors at the time Grantors acquired property. The limitations contained herein expressly do not relieve Grantors of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligation.

The true and actual consideration for this conveyance is Five Thousand Five Hundred and No/100 (\$5,500.00) Dollars.

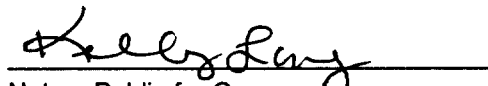
DATED this _____ day of July, 2000.


Roy R. McCaul


Ella McCaul

STATE OF OREGON, County of Lane) ss.

Personally appeared the above-named Roy R. McCaul and Ella McCaul, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 20th day of July, 2000.


Notary Public for Oregon



Grantor's Name & Address:

Roy & Ella McCaul
4471 Spring Meadow
Eugene, OR 97404

Grantee's Name & Address:

Calvin & Terri Kanwischer
2076 Aldabra
Eugene, OR 97402

After recording return to:

Calvin & Terri Kanwischer
2076 Aldabra
Eugene, OR 97402

Until a change is requested

all tax statements shall be sent to the following address:

Calvin & Terri Kanwischer
2076 Aldabra
Eugene, OR 97402

State of Oregon, County of Klamath
Recorded 07/24/00, at 10:51 a.m.
In Vol. M00 Page 26895
Linda Smith,
County Clerk Fee \$ 21.00

K21-