

2000 OCT 17 PM 1:12



WESTERN
TITLE & ESCROW COMPANY

Vol M00 Page 37788

WARRANTY DEED -- STATUTORY FORM

ARCHIE L. STEPP and PAULA Y. STEPP, husband and wife, Grantor,
conveys and warrants to

DARLENE L. MAGUIRE, an individual, Grantee,

the following described real property, free of encumbrances except as
specifically set forth herein, to wit:

LOT 145 IN BLOCK 1, SUN FOREST ESTATES, ACCORDING TO THE OFFICIAL PLAT
THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY,
OREGON.

Tax Account No(s): R142241

Map/Tax Lot No(s): 2310360007700

This property is free from encumbrances, EXCEPT: All those items of record, if
any, as of the date of this deed, including any real property taxes due, but
not yet payable.

The true consideration for this conveyance is \$11,000.00 .

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.

Dated this 30 day of September, 2000.

Archie L. Stepp
ARCHIE L. STEPP

Paula Y. Stepp
PAULA Y. STEPP

STATE OF CALIFORNIA, COUNTY OF Fresno) SS.

This instrument was acknowledged before me on September 30, 2000 by ARCHEI L.
STEPP AND PAULA Y. STEPP.

Jean E. Vaile
(Notary Public)

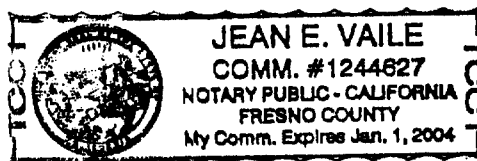
My commission expires 1-1-2004

After recording return to:
WESTERN TITLE & ESCROW COMPANY
16455 WILLIAM FOSS ROAD
LA PINE, OR 97739

Until a change is requested all tax statements
shall be sent to the following address:

DARLENE MAGUIRE
28602 16TH AVE S #203
FEDERAL WAY, WA 98003

TITLE NO. K-55985
ESCROW NO. 14-A064200



State of Oregon, County of Klamath
Recorded 10/17/00, at 1:12 P m.
In Vol. M00 Page 37788
Linda Smith,
County Clerk Fee\$ 21.00