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WESTERN
TITLE & ESCROW COMPANY

Vol. M01 Page 12716

WARRANTY DEED -- STATUTORY FORM

ARTHUR R. TEPPER and PAULETTE A. TEPPER, husband and wife, Grantor,
conveys and warrants to

QUINTEN HARGRAVES and MARY E. HARGRAVES, husband and wife, Grantee,

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

LOT 7 IN BLOCK 17, SECOND ADDITION TO RIVER PINE ESTTES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

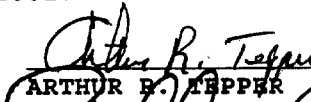

Tax Account No(s): 130432
Map/Tax Lot No(s): 230913C006300

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 \$16,000.00 .

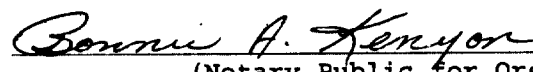
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 27 day of March, 2001.


ARTHUR R. TEPPER

PAULETTE A. TEPPER

STATE OF OREGON, COUNTY OF Douglas) SS.

This instrument was acknowledged before me on March 27, 2001 by ARTHUR R.
TEPPER AND PAULETTE A. TEPPER.


(Notary Public for Oregon)
My commission expires 7/2/2003

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:
QUINTEN AND MARY HARGRAVES
PO BOX 401
LA PINE, OR 97739



* TITLE NO. K-56784
ESCROW NO. 14-A088701

State of Oregon, County of Klamath
Recorded 03/29/01, at 1:47 p.m.
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Linda Smith,
County Clerk Fee \$ 21.00

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