

'01 APR 2 AM 11:27

mtc 53288-LB
WARRANTY DEED

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KENNETH CLOPP and JUDITH CLOPP, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
BRIAN KEITH GRIFFIN and ANNA MARIA VARRA, 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 37 in block 20 of KLAMATH FALLS FOREST ESTATES-HIGHWAY 66 UNIT - PLAT
NO. 1, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon.

ACCT 3711027B004000

KEY #396100

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 4,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P O BOX 361, BONANZA, OR 97623

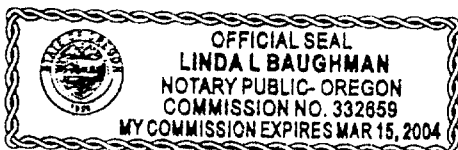
Dated this 9 day of March, 2001.

Kenneth Clopp
KENNETH CLOPP

Judith Clopp
JUDITH CLOPP

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 9, 2001 by
KENNETH CLOPP AND JUDITH CLOPP.



Linda L. Baughman
(Notary Public for Oregon)

My commission expires 3-15-04

ESCROW NO. MT53288-LB

Return to:
BRIAN KEITH GRIFFIN
PO Box 1492
Ramona, CA 92065

State of Oregon, County of Klamath
Recorded 04/02/01, at 11:27a m.
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Linda Smith,
County Clerk Fee \$ 21.00