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MT53088-KR
WARRANTY DEED

Vol M01 Page 26357

ROCKEY W. WARNER and KELLI D. WARNER, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MARTIN R. LEDGERWOOD and TRACY LEDGERWOOD, 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 12 IN BLOCK 3 OF TRACT NO. 1145, NOB HILL, A RESUBDIVISION OF
PORTIONS OF NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION AND
ELDORADO HEIGHTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE
OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

ACCT #3809-020DA-03200

KEY #171067

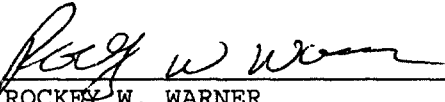
SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the grantor will warrant and forever defend the said premises and every
part and parcel thereof against the lawful claims and demands of all persons
whomsoever, 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 193,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 1721 WADE CIRCLE, KLAMATH FALLS, OR 97601

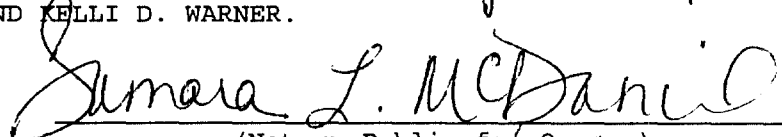
Dated this 4 day of June, 2001


ROCKEY W. WARNER


KELLI D. WARNER

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on June 4, 2001 by
ROCKEY W. WARNER AND KELLI D. WARNER.


(Notary Public for Oregon)

My commission expires 12/17/01

ESCROW NO. MT53088-KR

Return to:

MARTIN R. LEDGERWOOD
1721 WADE CIRCLE
KLAMATH FALLS, OR 97601

State of Oregon, County of Klamath
Recorded 06/05/01, at 2:13 p. m.
In Vol. M01 Page 26357
Linda Smith,
County Clerk Fee\$ 21⁰⁰