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MT 54234-KR
WARRANTY DEED

Vol M01 Page 39837

TERRY D. STRICKLER,

Grantor(s) hereby grant, bargain, sell, warrant and convey to:

KATHY J. MC GRATH and DAVID M. RAMIREZ, 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:

The Southerly 10 feet of the Easterly 45 feet of Lot 3 and the Northerly 40 feet of the Easterly 45 feet of Lot 4 in Block 1 of FAIRVIEW ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 1230 WILD PLUM DRIVE, KLAMATH FALLS, OR 97601

Dated this 6th day of August, 2001.


TERRY D. STRICKLER

State of Nevada
County of Clark

This instrument was acknowledged before me on 6th August, 2001 by TERRY D. STRICKLER.

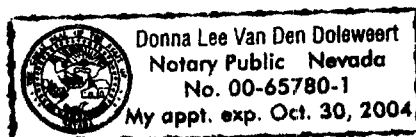

(Notary Public)

My commission expires Oct 30, 2004

ESCROW NO. MT54234-KR

Return to:

KATHY J. MC GRATH
1230 WILD PLUM DRIVE
KLAMATH FALLS, OR 97601



State of Oregon, County of Klamath
Recorded 08/08/01 at 11:32 m.
In Vol. M01 Page 39837
Linda Smith,
County Clerk Fee\$ 21.00