

State of Oregon, County of Klamath
 Recorded 10/05/04 11:48a m
 Vol M04 Pg 67331-
 Linda Smith, County Clerk
 Fee \$ 2100 # of Pgs 1

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:
 CHRISTOPHER MARTIN & KAREN LEE MULLER
 68543 RIDGE RD
 NORTH BEND, OR 97459

1st 442332

WARRANTY DEED -- STATUTORY FORM

DON D. NEWCOMB, JR and TERESA E. NEWCOMB, Grantor,

conveys and warrants to

CHRISTOPHER M. MULLER and KAREN L. MULLER, husband and wife, Grantee,

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

Lot 29 in Block 4 of Wagon Trail Acreages Number One, First Addition,
 according to the official plat thereof on file in the office of the
 County Clerk of Klamath County, Oregon.

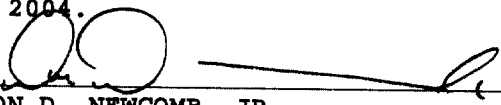
Tax Account No(s): 127883
 Map/Tax Lot No(s): 2309-1A-7000

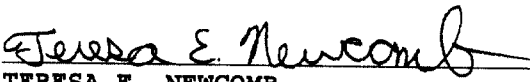
This property is free from encumbrances, EXCEPT: All those items of record, if
 any, as of the date of this deed, including any real property taxes due, but
 not yet payable.

The true consideration for this conveyance is \$182,000.00 .

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 29th day of September, 2004.

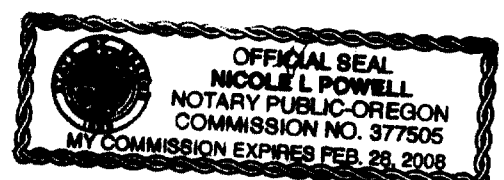

 DON D. NEWCOMB, JR


 TERESA E. NEWCOMB

STATE OF OREGON, COUNTY OF KLAMATH) SS.

This instrument was acknowledged before me on September 29th 2004 by DON D.
 NEWCOMB, JR and TERESA E. NEWCOMB.


 (Notary Public for Oregon)
 My commission expires 2/28/08



TITLE NO. 14-0070404
 ESCROW NO. 14-0070404