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W A R R A N T Y   D E E D

* * * * * * * * * * *

RALPH E. SCHROEDER Grantor conveys and warrants to

DON D. ROMANO and LYN M. ROMANO, husband and wife, Grantees, the

following described real property located in Klamath County,

State of Oregon, free of all encumbrances, except as specifically

set forth herein:

> Lot 529 in Block 127 of MILLS ADDITION to the City of
> Klamath Falls, Oregon according to the official plat
> thereof on file in the office of the County Clerk of
> Klamath County, Oregon.

SUBJECT TO:

     1. Reservations, restrictions, rights of way, easements
of record and those apparent on the land;

     2. Taxes for the fiscal year 1981-82, a lien, but not
yet due and payable;

     3. Sewer and water use charges, if any, due to the City
of Klamath Falls;

     4. An unrecorded Contract, dated August 23, 1973,
wherein Dave Myral Alexander and Shirley P. Alexander are vendors
and Ralph E. Schroeder is Vendee, which said Contract, Grantees do
not agree to assume and pay.

     The true and actual consideration paid for this conveyance

is $22,900.00.

     WITNESS Grantor's hand this _14th_ day of October, 1981.

Ralph E. Schroeder
_____
RALPH E. SCHROEDER

STATE OF OREGON   )
) ss.
County of Klamath)

     Personally appeared RALPH E. SCHROEDER and acknowledged the
foregoing instrument to be his voluntary act and deed.

     BEFORE ME:

Unless a change is requested
all future tax statements
shall be sent to:
Mr. and Mrs. Don D. Romano
2436 Vine Street
Klamath Falls, Oregon 97601

AFTER RECORDING RETURN TO:
Mr. and Mrs. Don D. Romano
2436 Vine Street
Klamath Falls, Oregon 97601

Kristi L. Garrison
_____
NOTARY PUBLIC FOR OREGON
My Commission Expires: _6/19/83_

AFTER RECORDING RETURN TO:
KLAMATH FIRST FEDERAL SVC
P.O. BOX 5270
KLAMATH FALLS, OR 97601