



WARRANTY DEED - INDIVIDUAL

AFTER RECORDING RETURN TO:
 DENNIS J. SCHWEIGER
 MARKEY S. SCHWEIGER
 4848 Darwin Place
 Klamath Falls, OR 97603

UNTIL A CHANGE IS REQUESTED ALL TAX
 STATEMENTS TO THE FOLLOWING ADDRESS:
 SAME AS ABOVE

VIRGIL A. JONES and SHARON M. JONES, husband and wife
 hereinafter called grantor, convey(s) to DENNIS J. SCHWEIGER and
 MARKEY S. SCHWEIGER, husband and wife, hereinafter called
 grantee, all that real property situated in the County of
 Klamath, State of Oregon, described as:

Lot 7 in Block 5 of FIRST ADDITION TO KELENE GARDENS, in the County of
 Klamath, State of Oregon.

"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." D.S. MS, S.

and covenant(s) that grantor is the owner of the above described
 property free of all encumbrances except 1) Taxes for the
 fiscal year 1988-'89, a lien not yet payable. 2) Condition and
 restrictions as shown on the recorded plat of First Addition to
 Kelene Gardens. 3) Setback lines as set out on the plat and in
 the Dedication of First Addition to Kelene Gardens. 4) Rules,
 regulations and statutory powers of Klamath Irrigation District
 and South Suburban Sanitary District. 5) Declaration of
 conditions and Restrictions recorded 4-25-68, in Book M-68 at
 page 3337, Klamath County Records. 6) A perpetual easement for
 drainage purposes, including terms and conditions thereof, as
 set forth in document recorded 3-6-70, in Book M-70 at page
 1840, Deed Records, Klamath County, OR.

and will warrant and defend the same against all persons who may
 lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
 \$46,494.57.

In construing this deed and where the context so requires, the
 singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
 this 28th day of July, 1988.

Virgil A. Jones
 VIRGIL A. JONES

Sharon M. Jones
 SHARON M. JONES

STATE OF OREGON, County of Klamath)ss.

July 28, 1988.

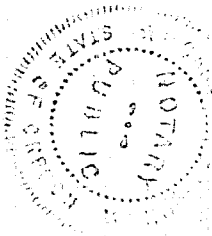
Personally appeared the above named VIRGIL A. JONES and SHARON
 M. JONES and acknowledged the foregoing instrument to be their
 voluntary act and deed.

Before me: Carol Johnson
 Notary Public for Oregon

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My Commission Expires: 1-15-90



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 28th day
of July A.D., 19 at 4:08 o'clock P. M., and duly recorded in Vol. M88,
of Deeds on Page 12084.

FEE \$13.00

Evelyn Biehn County Clerk

By Maureen Mullendare