

KNOW ALL MEN BY THESE PRESENTS, That

Eugene Bales and Cindy M. Bales, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Richard W. Schriber

, hereinafter called

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 2 in Block 50, FIRST 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: Trust Deed, including the terms and provisions thereof, dated May 12, 1977, recorded May 18, 1977 in volume M77, page 8662, Microfilm Records of Klamath County, Oregon, wherein First Federal Savings and Loan Association of Klamath Falls is the Beneficiary. The above Grantee hereby agrees to assume

and pay this in full and hold Grantors harmless therefrom.
 "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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT ALL THOSE OF RECORD AND THOSE APPARENT UPON THE LAND, IF ANY, AS OF THE DATE OF THIS DEED

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,735.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols), if not applicable, should be deleted.~~
 XXX
 XXX
 XXX
 XXX

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 12 day of February, 19 91; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

STATE OF OREGON,)
 County of Klamath) ss.
 February 12, 19 91

Personally appeared the above named _____

Eugene Bales

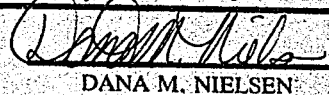
Cindy M. Bales

_____ and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: _____


 DANA M. NIELSEN
 NOTARY PUBLIC OREGON
 My Commission Expires 12/94

STATE OF OREGON, County of _____) ss.

The foregoing instrument was acknowledged before me this

19 _____, by _____,

_____ president, and by _____,

_____ secretary of _____

a _____ corporation, on behalf of the corporation.

Notary Public for Oregon _____

My commission expires: _____

(SEAL)

Eugene Bales & Cindy M. Bales

8730 Shady Pine Road

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Richard W. Schriber

5342 Gatewood

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Feb., 19 91,

at 9:33 o'clock A M., and recorded in book M91 on page 2589 or as file/reel number 25785

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline Mullendore Deputy

Fee \$28.00