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06-23-94P03:43 RCVD

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WARRANTY DEED

#01041806

AFTER RECORDING RETURN TO:

BONNIE R. COPELAND
4800 GLENWOOD DRIVE
KLAMATH FALLS, OR 97603

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

JOHN SWENSON AND LORITA SWENSON, HUSBAND AND WIFE, hereinafter
called GRANTOR(S), convey(s) to BONNIE R. COPELAND, hereinafter
called GRANTEE(S), all that real property situated in the County
of Klamath, State of Oregon, described as:

Lot 22, Block 6, Tract No. 1035, GATEWOOD, in the County of
Klamath, State of Oregon.

Code 63 Map 3909-14AB TL 3400

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

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
\$86,900.00.

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

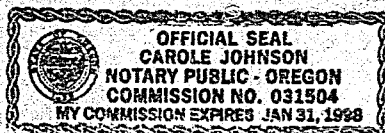
IN WITNESS WHEREOF, the grantor has executed this instrument
this 23rd day of June 1994.

John Swenson
JOHN SWENSON

Lorita Swenson
LORITA SWENSON

STATE OF OREGON, County of Klamath)ss.

On this 23rd day of June, 1994,



Personally appeared the above named JOHN SWENSON AND LORITA
SWENSON and acknowledged the foregoing instrument to be their
voluntary act and deed.

Before me: Carole Johnson
Notary Public for Oregon
My Commission Expires: 1/31/98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 23rd day
of June A.D., 19 94 at 3:43 o'clock P M., and duly recorded in Vol. M94
of Deeds on Page 19654

FEE \$30.00

Evelyn Biehn County Clerk

By Carole Johnson