

83656

07-01-94 10:44 RCVD

Vol 194 Page 20492



WARRANTY DEED

ASPEN TITLE ESCROW NO. 04041673

AFTER RECORDING RETURN TO:
STEVEN L. SCHALLER
JEFFREY C. OHNEMUS

P.O. Box 2628
White City, OR 97503

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

ROBERT V. WETHERN, SR., hereinafter called GRANTOR(S), convey(s)
to STEVEN L. SCHALLER and JEFFREY C. OHNEMUS, each as to an
undivided one-half interest, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.

"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
\$25,800.00.

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 29th day of June, 1994.

Robert V. Wethern, Sr.
ROBERT V. WETHERN, SR.

STATE OF OREGON)
) ss.
County of Klamath)

The foregoing instrument was acknowledged before me this 29th
day of June, 1994, by ROBERT V. WETHERN, SR.

Before me: Marlene T. Addington
Notary Public for OREGON
My Commission Expires: March 22, 1997

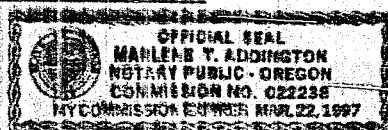


EXHIBIT "A"

PARCEL 1:

The North 415 feet of Lot 1, Block 17, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon. ALSO erroneously described as Lot 1A, Block 17 of said subdivision.

CODE 8 MAP 3313-2200 TL 1200

PARCEL 2:

The Southerly 415 feet of the Westerly 1035 feet of Lot 13, Block 7, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, in the County of Klamath, State of Oregon. ALSO erroneously described as Lot 13D, Block 7 of said subdivision.

CODE 8 MAP 3313-3300 TL 3500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 1st day
of July A.D. 1994 at 10:44 o'clock A.M., and duly recorded in Vol. M94
of Des's on Page 20492

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline Mullins