

After recording return to grantee herein.
Until a change is requested send all tax
statements to grantee herein.

KEY TITLE NO: K-48022
ESCROW NO: 27-23163
TAX ACCT. NO: 552262
MAP NO: 3909-11BD-6100

GRANTEE'S NAME AND ADDRESS:

DREW and OLLER
63495 O.B. RILEY ROAD
BEND, OR 97702

WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)

JOHN C. SCHWEIGER, Grantor,

conveys and warrants to:

JAMES S. DREW and THOMAS J. OLLER, each as to an undivided 50% interest, Grantee

the following described real property free of encumbrances except as
specifically set forth herein:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

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 30.930.

The true consideration for this conveyance is \$220,000.00 (Which is paid to
an accommodator as part of an IRC 1031 exchange). However, if the actual
consideration consists of or includes other property or other value given or
promised, such other property or value was part of the/the whole of the
(indicate which) consideration. If the grantor is a corporation, this has been
signed by authority of the Board of Directors.

Dated this 2nd day of June, 1995;

GRANTOR(S):

JOHN C. SCHWEIGER

STATE OF OREGON, County of Jackson) ss.

This instrument was acknowledged before me on June 2, 1995,
by JOHN C. SCHWEIGER

Brenda Gibson
Notary Public for Oregon

My commission

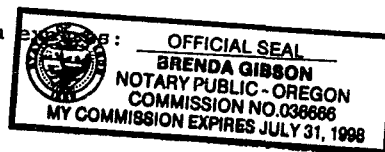


EXHIBIT "A"

DESCRIPTION

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the S½SE¼NW¼ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said S½SE¼NW¼; thence North along the West line of said S½SE¼NW¼ a distance of 301.4 feet to the South line of parcel described in Deed from Klamath Theatres, Inc., to Klamath County, recorded in Volume 323 page 680, Deed records of Klamath County, Oregon, said point being on the South line of Winter Avenue; thence N. 88°58' E. along said South line, a distance of 197.1 feet; thence N. 0°38' W. a distance of 361.2 feet to the North line of said S½SE¼NW¼; thence East along the North line of said S½SE¼NW¼ to the Northwest corner of Parcel conveyed to Samuel R. Warren, et ux by Deed recorded in Volume M69 page 7589, Deed records of Klamath County, Oregon; thence S. 0°06'30" W. a distance of 660.5 feet, more or less, to the Southwest corner of parcel described as Parcel 1, in Deed from Klamath Theatres, Inc., to James E. Gellatly, recorded in Volume M70 page 5573, Deed records of Klamath County, Oregon, said point being on the South line of said S½SE¼NW¼; thence S. 89°43' W., along said South line, a distance of 1013.23 feet, more or less, to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day
of June A.D., 19 95 at 3:45 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 15189

FEE \$35.00

By Bernetha G. Leisch County Clerk