



Aspen
TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 03044287

AFTER RECORDING RETURN TO:
EDWARD R. & LINDA J. DOREMUS
1321 SISKIYOU STREET
KLAMATH FALLS, OREGON 97601

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

PAUL JONES, CONSERVATOR FOR EDNA W. JONES, file No. 95-624CV
and PAUL W. JONES, file #95-625CV, hereinafter called
GRANTOR(S), convey(s) to EDWARD R. DOREMUS AND LINDA J. DOREMUS
HUSBAND AND WIFE, hereinafter called GRANTEE(S), all that real
property situated in the County of Klamath, State of Oregon,
described as:

Lot 49, WEST PARK, in the County of Klamath, State of Oregon.

CODE MAP 3809-29CB TAX LOT 10000

"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.

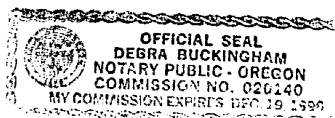
The true and actual consideration for this transfer is
\$80,000.00.

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 1st day of FEBRUARY, 1996.

Paul Jones
PAUL JONES, CONSERVATOR

STATE OF OREGON
County of KLAMATH



On 2-2, 1996, PAUL JONES personally appeared before me,
X who is personally known to me
_____ whose identity I proved on the basis of _____
_____ whose identity I proved on the oath/affirmation of _____

_____, a credible witness
to be the signer of the above document, and he/she acknowledged
that he/she signed it.

Debra Buckingham
Notary Public for OREGON

My Commission Expires: 12-19-99

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title the 2nd day
of Feb A.D., 19 96 at 3:48 o'clock P. M., and duly recorded in Vol. M96,
of Deeds on Page 3251.

FEE \$35.00

Bernetha G. Lusch, County Clerk
By [Signature]