

JON F. HICKS,
Grantor(s) hereby grant, bargain, sell and convey to:
BILL R. SCHOENBERG and DONNA L. SCHOENBERG, husband and wife,
Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

LOT 14 IN BLOCK 2 OF FIRST ADDITION TO SUNSET VILLAGE, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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 and actual consideration for this conveyance is \$ 99,000.00.

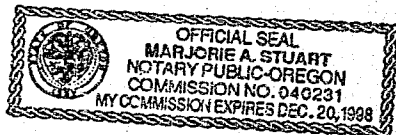
Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 3914 GRENADA WAY, KLAMATH FALLS, OR 97603

Dated this 27th day of December, 1996.

Jon F. Hicks
JON F. HICKS

STATE OF Oregon SS. December 27 19 96
COUNTY OF Klamath
Personally appeared the above named Jon F. Hicks

and acknowledged the foregoing instrument to be his voluntary act.



Before me:

Marjorie A. Stuart
Notary Public for Oregon

My commission expires 12-20-98

(seal)

ESCROW NO. MT40110-MS

Return to:
BILL R. SCHOENBERG
3914 GRENADA WAY
KLAMATH FALLS, OR 97603

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of December A.D., 19 96 at 3:55 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 40590

FEE \$30.00

Bernetha G. Letsch, County Clerk
by Kathleen Rose

96 DEC 31 P3:55