

WARRANTY DEED

ATC #03047594
AFTER RECORDING RETURN TO:
DIANA TALBOT
PO BOX 291
Merrell, OR 971633

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

EVELYN M. SCHWEIGERT, hereinafter called GRANTOR(S), convey(s)
and warrants to DIANA TALBOT, 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, contracts and/or
liens for irrigation and/or drainage,

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
\$44,500.00.

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 18th day of May, 1998

Evelyn M. Schweigert
EVELYN M. SCHWEIGERT

STATE OF OREGON, County of Klamath)ss.

On May 18, 1993, personally appeared EVELYN M. SCHWEIGERT who
acknowledged the foregoing instrument to be her voluntary act
and deed.

Carole A. Linde
Notary Public for Oregon
My Commission Expires: 8/15/00.

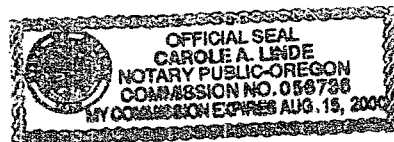


EXHIBIT "A"

A parcel of land situate in Tract 36, MERRILL TRACTS, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the Northwest corner of the S 1/2 of said Tract 36; thence East along the North line of the S 1/2 of said Tract 36, 116.075 feet to the true point of beginning; thence continuing East along said North line 116.075 feet, more or less, to a point; thence South parallel to the West line of Tract 36 132.5 feet to a point; thence West parallel to the North line of Tract 36 116.075 feet, more or less, to a point; thence North parallel to the West line of Tract 36, 132.5 feet, more or less, to the point of beginning.

CODE 228 MAP 4110-2DC TL 3500

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 18th day
of May A.D., 19 98 at 2:04 o'clock P. M., and duly recorded in Vol. M98,
of Deeds on Page 16844.

Bernetha G. Letsch, County Clerk

FEE
\$35.00

By Kathleen Ross