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98 DEC 31 AM 16

MTC 41826-MS

WARRANTY DEED Vol. 1198 Page 47996

JOSEF BISCHOF and DOLORES BISCHOF, as tenants by the entirety,
Grantor(s) hereby grant, bargain, sell, warrant and convey to:
MIKE GROVES and CHERYL GROVES, 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:

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

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 \$ 14,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: 7556 KRESS DRIVE, KLAMATH FALLS, OR 97603

Dated this 29 day of Dec, 1998

Josef Bischof
JOSEF BISCHOF

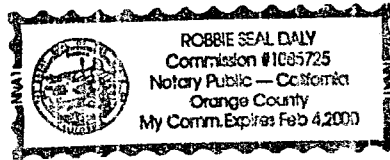
Dolores Bischof
DOLORES BISCHOF

STATE OF CALIFORNIA ss. 29 Dec 1998
COUNTY OF ORANGE

Personally appeared the above named Josef Bischof and
Dolores Bischof

and acknowledged the foregoing instrument to be a voluntary act.

(seal)



Before me:

Robbie Seal Daly
Notary Public for California
My commission expires 2/4/2000

ESCROW NO. MT46826-MS

Return to:
MIKE GROVES
7556 KRESS DRIVE
KLAMATH FALLS, OR 97603

47997

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in Section 2, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northeast corner of said Section 2; thence South 0 degrees 50' 47" West along the Easterly line of said Section 2 a distance of 1874.23 feet; thence North 42 degrees 01' 02" West a distance of 1482.29 feet; thence North 59 degrees 41' 57" West a distance of 1420.00 feet; thence North 30 degrees 18' 03" East a distance of 95.51 feet to a point on the Northerly line of said Section 2, which is North 89 degrees 19' 06" West a distance of 2197.85 feet from the point of beginning; thence South 89 degrees 19' 06" East 2197.85 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 31st day
of December A.D., 1998 at 11:16 o'clock A. M., and duly recorded in Vol. M98
of Deeds on Page 47996.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Ross