

KNOW ALL MEN BY THESE PRESENTS; That DONALD M. LEFLER & PHYLLIS E. LEFLER,
husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WALTER P. SCHMIDT,
JR. & SUSAN SCHMIDT, husband and wife, hereinafter called
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and
 assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 4 & 5 of Block 3, TRACT NO. 1155, TWIN RIVER VIEW ADDITION, according to the
 official plat thereof on file in the office of the County Clerk of Klamath County,
 Oregon.

Tax Account No. 3407-35B0-1800
 3407-35B0-1900

"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."

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.
 And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor
 is lawfully seized in fee simple and the above granted premises, free from all encumbrances EXCEPT those of
 record and apparent upon the land, if any, as of the date of this deed,

and that
 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00
~~However, the actual consideration consists of a form which includes other property or value given or promised which is the whole or~~
~~part of the consideration (indicate which) of the sum which is the whole or part of the consideration, if not applicable, should be deleted.~~
~~Sec. ORS 93.030~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical
 changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th day of May, 19 90 ;
 if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by
 order of its board of directors.

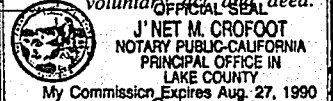
Donald M. Lefler
 Donald M. Lefler

Phyllis E. Lefler
 Phyllis E. Lefler

STATE OF ~~CALIFORNIA~~ OREGON,)
 County of LAKE) ss.
may 7, 19 90

Personally appeared the above named _____
Donald M. Lefler & Phyllis E.
Lefler

and acknowledged the foregoing instrument
 to be their voluntary act and deed.



Before J'net M. Crofoot
 (OFFICIAL SEAL) Notary Public for ~~OREGON~~ CALIFORNIA
 My commission expires: 8/27/90

STATE OF OREGON, County of _____) ss.
may 7, 19 90

Personally appeared _____ and
 _____ who, being duly sworn,
 each for himself and not one for the other, did say that the former is the
 president and that the latter is the
 secretary of _____

_____ a corporation,
 and that the seal affixed to the foregoing instrument is the corporate
 seal of said corporation and that said instrument was signed and sealed
 in behalf of said corporation by authority of its board of directors; and
 each of them acknowledged said instrument to be its voluntary act and
 deed.

Before me: _____ (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires: _____

Donald M. & Phyllis E. Lefler
6477 HCR-82
Middletown, CA 95461
 GRANTOR'S NAME AND ADDRESS
Walter P. Schmidt, Jr. & Susan Schmidt
PO Box 1337
Healdsburg, CA 95448

GRANTEE'S NAME AND ADDRESS
Walter P. Schmidt, Jr. & Susan Schmidt
(Same address as above)

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Walter P. Schmidt, Jr. & Susan Schmidt
(Same address as above)

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.
 I certify that the within instrument was
 received for record on the 18th
 day of May, 19 90,
 at 2:42 o'clock P M., and recorded
 in book M90 on page 9527 or as
 file/reel number 15055,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk
 Recording Officer
By Pauline Mullend Deputy

Fee \$28.00

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

PH 2 42
 MAY 19 90