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MOUNTAIN TITLE COMPANY

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MTG #24733-DN

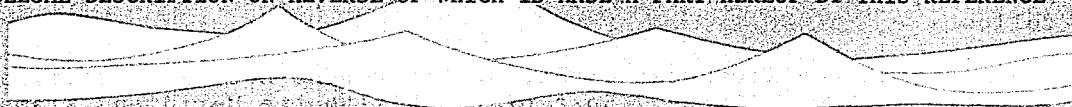
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Klamath Country Corners, a California Limited Partnership

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Rainer W. Schmid and Laura L. Schmid, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

SEE LEGAL DESCRIPTION ON REVERSE OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE



MOUNTAIN TITLE COMPANY

"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 ALL THOSE OF RECORD AND THOSE 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 \$ 48,000.00

~~NOTICE: THIS INSTRUMENT IS VOID IF IT IS DULY FILED FOR RECORD IN THE PUBLIC RECORDS OF THE COUNTY OF KLAMATH, OREGON, AND THE GRANTOR HAS NOT BEEN ADVISED BY THE COUNTY CLERK OF THE COUNTY OF KLAMATH, OREGON, THAT THE INSTRUMENT HAS BEEN FILED FOR RECORD.~~

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 14th day of January, 19 91; 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.

STATE OF OREGON,)
County of Klamath) ss.
January 14th, 19 91

Fred W. Koehler, Jr.,
a general partner
GEN. PARTN. - Klamath Country Corners
a CALIF. LIMITED PARTNERSHIP

Personally appeared the above named Fred W. Koehler, Jr.,
a general partner

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

Before me:

STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.

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

Notary Public for Oregon
My commission expires: 12/31/94

DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My Commission Expires 12/31/94

Klamath Country Corners	
c/o 1501 El Dorado	
Klamath Falls, OR 97601	
GRANTOR'S NAME AND ADDRESS	
Rainer W. Schmid & Laura L. Schmid	
3334 Blackhawk	
Danville, CA 94506	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
SAME AS GRANTEE	
NAME, ADDRESS, ZIP	

STATE OF OREGON, _____ ss.	
County of _____	
I certify that the within instrument was received for record on the _____ day of _____, 19 _____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.	
Record of Deeds of said county.	
Witness my hand and seal of County affixed.	
By _____ Recording Officer	
Deputy	

SPACE RESERVED
FOR
RECORDER'S USE