

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, MITCHELL W50-48 THAT KURT SCHMIDT and LEAH L. SCHMIDT, husband and wife,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

JEROME HIGGINS and PATRICIA HIGGINS,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 39 in Block 1 of MOUNTAIN LAKE HOMESITES, TRACT NO. 1017, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions as contained in plat dedication; Declaration of Protective Covenants, Conditions and Restrictions for Mountain Lake Homesites, subject to the terms and provisions thereof, recorded Dec. 6, 1972 in Vol. M72 at page 13970, Microfilm Records of Klamath County, Oregon; Conditions and restrictions pertaining to access contained in deed recorded April 1, 1969, in Vol. M69 at page 2345, Microfilm Records of Klamath County, Oregon; Reservations, restrictions, easements and rights of way of record and those apparent on the land, if any.

Tax Account No.: 3606 016D0 03600
Key No.: 319471

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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$12,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

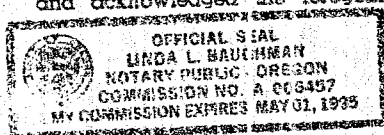
TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 8th day of July 1992.

Kurt Schmidt (SEAL)
Leah L. Schmidt (SEAL)

STATE OF OREGON, County of Klamath) ss. June, 1992
Personally appeared the above named Kurt Schmidt and Leah L. Schmidt, husband and wife,

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



Before me:

Linda L. Baughman
Notary Public for Oregon.
My commission expires 5-1-95

After recording return to:

Jerome and Patricia Higgins
138 N. Wightman
Ashland, OR 97520

Until a change is requested, all tax statements shall be sent to the following name and address:

Jerome and Patricia Higgins
138 N. Wightman
Ashland, OR 97520

From the Office of
WILLIAM L. SISEMONIE
First Federal Bldg.
540 Main Street
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 9th day of July, 1992, at 9:12 o'clock A. M., and recorded in book M92 on page 14948 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

County Clerk—Recorder

By Pauline M. Miller Deputy

Fee \$30.00