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WARRANTY DEED

Aspin #030398001

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JOHN H. SCHMIDT and BARBARA J. SCHMIDT, Grantors, convey and warrant to BARNEY BOSHUIZEN and MIKELL BOSHUIZEN, Grantees, the real property situated in Klamath County, State of Oregon, described on Exhibit A attached hereto and incorporated herein by this reference.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

The true and actual consideration for this conveyance stated in dollars is the sum of \$29,500.00.

Dated this 19 day of September, 1991.

John H. Schmidt, DVM
John H. Schmidt

Barbara J. Schmidt
Barbara J. Schmidt

STATE OF OREGON, County of Klamath) ss.
September 19, 1991, personally appeared the above named John H. Schmidt and Barbara J. Schmidt who acknowledged the foregoing instrument to be their voluntary act and deed.

(SEAL)

Vicki Swallen
Notary Public for Oregon
Commission Expires 10-8-93

After recording return to: William M. Ganong, 635 Main Street,
Klamath Falls, OR 97601.

EXHIBIT A

Legal Description

Parcel 3 of the

John Schmidt and Barbara Schmidt Minor Partition

A parcel of land situated in the N1/2 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the northeast corner of Lot 51 of ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and running thence North 0 degrees 47' 30" West 30 feet to a point on the South line of the N1/2 NW1/4 of said Section 14, said point being the true point of beginning of this description; thence continuing North 0 degrees 47' 30" West 30 feet to a point; thence South 89 degrees 33' East 140 feet, to a point; thence North 0 degrees 47' 30" West 200 feet to a point; thence North 00 degrees 53' 13" West 174.46 feet to a point; thence North 69 degrees 31' 20" East along the Southerly line of FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 563.86 feet to a point; thence South 28 degrees 27' 30" East along the Westerly line of Lot 20, Block 4, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 135.77 feet to a point on the Northerly line of the USBR A-3 Lateral; thence Southwesterly along said Northerly line to a point on the South line of the N1/2 NW1/4 of said Section 14; thence North 89 degrees 36' 30" West along the South line of said N1/2 NW1/4 of Section 14, 357.75 feet to the true point of beginning;

Subject to reservations, restrictions, covenants, conditions, easements and rights of way of record and those apparent on the land; and to the real property taxes and assessments for 1991-92 which are now a lien but are not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Aspen

Filed for record at request of _____ the 10th day
of May A.D., 19 93 at 10:48 o'clock A.M., and duly recorded in Vol. M93
of Deeds on Page 10343

FEE \$35.00

Evelyn Biehn County Clerk

By

Dorlene Muller