

WARRANTY DEED
 MTC 28125 HE
 KNOW ALL MEN BY THESE PRESENTS That GARY J. TERPENING AND LINDA M. TERPENING also known as LINDA J. TERPENING

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LENARD E. SCHMIDT AND ANDREA G. SCHMIDT, 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:

N1/2 SE1/4 SW1/4 of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. TOGETHER WITH a non-exclusive easement over the East 60' of Government Lot 2 lying South of Highway 140, the East 60' of Government lot 3 and the East 60' of the N1/2 of Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon for ingress and egress to and from the subject property.

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." AND TO DETERMINE ANY LIMIT ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 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 \$ 59,900.00. The grantor considers this sum to be the full and complete consideration for the property or interest therein transferred, which is the whole of the same, and no other consideration is intended to be included. The symbol (\$) is not applicable, should be deleted. See 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 26th day of Jan, 1994, order of its board of directors.

STATE OF OREGON

County of Klamath
 1/30, 1994

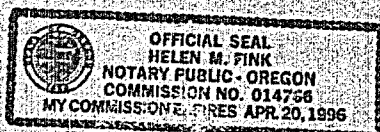
Personally appeared the above named

GARY J. TERPENING AND LINDA M. TERPENING

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

Before me:

Notary Public for Oregon
 My commission expires:



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)

GARY J. TERPENING AND LINDA M. TERPENING
 7837 BUNN RD
 BONANZA, OR 97623

GRANTOR'S NAME AND ADDRESS

LENARD E. SCHMIDT AND ANDREA G. SCHMIDT
 HC 33 BOX 5
 BEATTY, OR 97621

GRANTEE'S NAME AND ADDRESS

LENARD E. SCHMIDT AND ANDREA G. SCHMIDT
 HC 33 BOX 5
 BEATTY OR 97621

NAME, ADDRESS, ZIP

LENARD E. SCHMIDT AND ANDREA G. SCHMIDT
 HC33 BOX 5
 BEATTY, OR 97621

NAME, ADDRESS, ZIP

SPACE RESERVED

FOR

RECORDERS USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of January, 1994, at 10:13'clock A.M., and recorded in book M94 on page 2609 or as file/reel number 74966

Record of Deeds of said county.
 Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Lynette Heitag Recording Officer
 Deputy

Fees: \$30.00

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