



WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044308

AFTER RECORDING RETURN TO:

ALBERT T. LEONARD

36550 Hwy 140 E
Beatty, OR 97621

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

LENARD E. SCHMIDT AND ANDREA G. SCHMIDT, husband and wife,
hereinafter called GRANTOR(S), convey(s) to ALBERT T. LEONARD,
hereinafter called GRANTEE(S), all that real property situated
in the County of Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN.....

2-2-1. "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 LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.390"

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,
and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$92,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 29TH day of March, 1996.

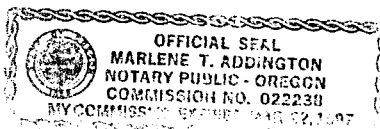
Lenard E. Schmidt
LENARD E. SCHMIDT

Andrea G. Schmidt
ANDREA G. SCHMIDT

STATE OF OREGON, County of Klamath)ss.

On March 29, 1996, personally appeared LENARD E. SCHMIDT AND
ANDREA G. SCHMIDT and acknowledged the foregoing instrument to
be their voluntary act and deed.

Before me: Marlene T. Addington
Notary Public for Oregon
My Commission Expires: 3-22-97



96 MAR 29 P3:42

EXHIBIT "A"

The N 1/2 SE 1/4 SW 1/4 of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH a non-exclusive easement over the East 60 feet of Government Lot 2 lying South of Highway 140, the East 60 feet of Government Lot 3 and the East 60 feet of the N 1/2 of Government Lot 4, Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon for ingress and egress to and from the subject property.

CODE 8 MAP 3612-3100 TL 1100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Titel the 29th day
of March A.D., 19 96 at 3:42 o'clock P M., and duly recorded in Vol. M96,
of deeds on Page 8949.

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Danline Mendenhall