

'96 APR 23 A10:44


Aspen
 TITLE & ESCROW, INC.

WARRANTY DEED

ASPEN TITLE ESCROW NO. 05044308

(THIS DEED TO BE RE-RECORDED TO
INCLUDE BUYERS FULL MIDDLE NAME)

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 TAYLOR LEONARD *(initials)*
 hereinafter called GRANTEE(S), all that real property situated *N.P.*
 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.....

C.O.D.
 "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:

W. Carlene L. Addington

Notary Public for Oregon

My Commission Expires: 3-22-99

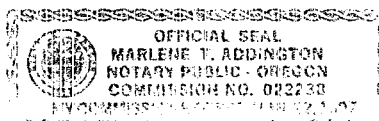


EXHIBIT "A"

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.

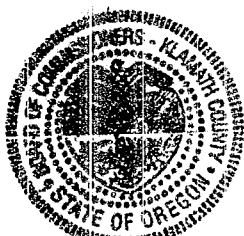
Bernetha G. Letsch, County Clerk

FEE \$35.00

By Dorlene Mendenhall

INDEXED

D. L.



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Titel the 23rd day
of April A.D., 19 96 at 10:44 o'clock A. M., and duly recorded in Vol. M96
of Deeds on Page 11232.

Bernetha G. Letsch, County Clerk

FEE \$10.00

By Christy Woodell