



WARRANTY DEED

STATE OF OREGON,
County of Klamath ss.

#03044657

AFTER RECORDING RETURN TO:

Filed for record at request of:

LENARD SCHMIDT

ANDREA SCHMIDT

GENERAL DELIVERY
BONANZA, OR 97623Aspen Title & Escrowon this 14th day of May A.D. 19 96
at 11:32 o'clock AM. and duly recorded
in Vol. M96 of Deeds Page 13830

Bernetha G Letsch, County Clerk

By [Signature]

Deputy.

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

Fee, \$30.00

BONANZA COMMUNITY CHURCH, who acquired title as COMMUNITY CHURCH OF BONANZA, , hereinafter called GRANTOR(S), convey(s) to LENARD SCHMIDT and ANDREA SCHMIDT, husband and wife, hereinafter called GRANTEE(S), all that real property situated in the County of Klamath, State of Oregon, described as:

The N 1/2 of the NW 1/4 of the SE 1/4 and the SW 1/4 of the NE 1/4 of Section 19, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

CODE 15 & 16 MAP 4012-1900 TL 300

CODE 16 & 15 MAP 4012-1900 TL 300

"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, contracts and/or liens for irrigation and/or drainage, 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 \$10,000.00.

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 8th day of May, 1996.

BONANZA COMMUNITY CHURCH

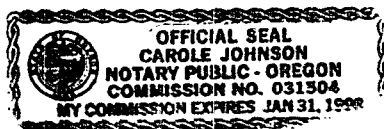
BY: John F. HortonChairman of Board

TITLE

STATE OF OREGON)

County of Klamath)

) ss.



The foregoing instrument was acknowledged before me this 13th day of May, 1996, by JOHN F. HORTON and _____ on behalf of Bonanza Community Church.

Before me: Carol Johnson
Notary Public for Oregon
My commission expires: January 31, 1998

96 MAY 14 AM 1:32

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