

WARRANTY DEED

MT37819 DS

GREG SCHAEFER,

Grantor(s) hereby grant, bargain, sell and convey to:

CATHY KING, AS TO AN UNDIVIDED 1/2 INTEREST AND DARRIN E. LESLIE AND JACQUELINE C. LESLIE, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/2 INTEREST.,

Grantee(s) and grantee's heirs, successors and assigns the following described real property, free of encumbrances except as specifically set forth herein in the County of Klamath and State of Oregon, to wit:

PARCEL 1: The N1/2 NW1/4 NW1/4 NE1/4 and NW1/4 NE1/4 NW1/4 NE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING therefrom the Easterly 30 feet.

PARCEL 2: The S1/2 NW1/4 NW1/4 NE1/4 and SW1/4 NE1/4 NW1/4 NE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: all those items of record and those apparent upon the land, if any, as of the date of this deed and those shown below, if any: and the 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.

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 30.930.

The true and actual consideration for this conveyance is \$ 30,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: 5729 ALTAMONT, KLAMATH FALLS, OR 97603

Dated this 14 day of May, 1996.

GREG SCHAEFER

BY: Steve L. Schaller

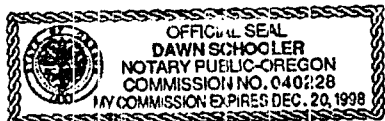
HIS ATTORNEY-IN-FACT

STEVE L. SCHALLER

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon ss. May 14 19 96
COUNTY OF Klamath

Personally appeared the above named Steve L. Schaller as
attorney-in-fact for Greg Schaefer
and acknowledged the foregoing instrument to be his voluntary act.



(seal)

Before me:

Dawn SchoolerNotary Public for Oregon

My commission expires 12/20/98
STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

ESCRW NO. MT37819-DS

Return to:

CATHY KING
5729 ALTAMONT
KLAMATH FALLS, OR 97603

AmeriTitle

on this 14th day of May A.D., 19 96
at 3:55 o'clock PM, and duly recorded
in Vol. M96 of Deeds Page 13899.
Bernetha G Letsch, County Clerk
By [Signature] Deputy.

Fee, \$30.00