

AFTER RECORDING RETURN TO:

OC,  
Michael Ratliff  
Ratliff & Whitney-Smith  
905 Main Street, Ste 200  
Klamath Falls OR 97601

SEND TAX STATEMENTS TO:

Dorothy Martino  
9650 Gale Road  
Bonanza, OR 97623

GRANTOR'S NAME AND ADDRESS:

Lenard Schmidt, Personal Representative  
Estate of Nellie Catherine Schmidt  
P. O. Box 237  
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS:

Dorothy Martino  
9650 Gale Road  
Bonanza, OR 97623

PERSONAL REPRESENTATIVE'S WARRANTY DEED

THIS INDENTURE Made this 3 day of October, 2000, by and between **LENARD SCHMIDT**, the duly appointed, qualified and acting personal representative of the **ESTATE OF NELLIE CATHERINE SCHMIDT**, deceased, hereinafter called the first party, and **DOROTHY MARTINO**, hereinafter called the second party; **WITNESSETH:**

For value received and the consideration hereinafter stated, the receipt whereof hereby is acknowledged, the first party has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the second party and the second party's heirs, successors-in-interest and assigns all the estate, right and interest of the deceased at the time of decedent's death, and all the right, title and interest that the estate of the deceased by operation of law or otherwise may have thereafter acquired in that certain real property situated in the County of Klamath, State of Oregon, described as follows, to-wit:

BEGINNING at a point 350 feet North of the Southeast corner of Section 34, Township 39 South, Range 12 East, Willamette Meridian, Klamath County, Oregon; thence West 166 feet along the existing wire fence; thence North 35 feet along said fence to the Southwest corner of an existing building; thence East along the South line of said building 24 feet; thence North along the East line of said building and along the existing fence 100 feet; thence East 145 feet to the East line of said Section 34; thence South 135 feet to the point of beginning. EXCEPTING the East 30 feet along the East side for road purposes as conveyed to Klamath County in Book 286 at page 510.

County Tax Account Number: R609339  
Tax Lot Number: R3912-03400-00800-000

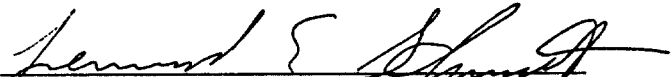
TO HAVE AND TO HOLD the same unto the second party, and second party's heirs, successors-in-interest and assigns forever.

AND FIRST PARTY HEREBY COVENANTS to and with second party and second party's heirs, successors and assigns, that first party is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except real property taxes for the fiscal years 1998-999 and 1999-2000, as well as real property taxes for the fiscal year 2000-2001, a lien not yet due and payable, which second party hereby assumes and agrees to pay, and that second party will warrant and forever defend the 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 \$1,000.00.

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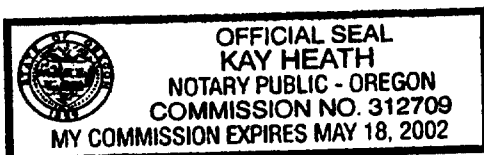
IN WITNESS WHEREOF, the first party has executed this instrument; if the first party is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

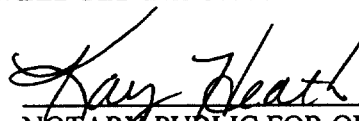
  
Lenard Schmidt  
Personal Representative

**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.**

STATE OF OREGON; County of Klamath ) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 3 day of October, 2000, by Lenard Schmidt.



  
NOTARY PUBLIC FOR OREGON  
My Commission expires: 5-18-2002

State of Oregon, County of Klamath  
Recorded 10/16/00, at 8:58 a.m.  
In Vol. M00 Page 37542  
Linda Smith,  
County Clerk Fee \$ 26