

1967 68-105 BHP (8)

KNOW ALL MEN BY THESE PRESENTS, That RICKFALLS, INC., Vol. 7768 PAGE 6880

a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto ALBERT W. SCHMECK and VADA H. SCHMECK, husband and wife,

hereinafter called grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, and State of Oregon, described as follows, to-wit: A tract of land described as follows: Beginning at the iron pin which marks the point of intersection of the 40 line and the Westerly right of way line of New Dalles-California Highway #97, which iron pin lies West along the 40 line a distance of 2131.8 feet from an iron pin which marks the NE corner of the SE $\frac{1}{4}$  of Section 7, Twp. 38 S., R. 9 E.W.M., in Klamath County, Oregon, and running thence; South 11°36' East along the Westerly right of way line of the New Dalles-California Highway #97 a distance of 306 feet to an iron pin; thence Westerly parallel to the North 40 line a distance of 420.7 feet to an iron pin, which lies on the Easterly right of way of the Central Pacific Railway Company; thence Northerly following the said Easterly right of way line of the Central Pacific Railway Company to an iron pin which marks the intersection of this right of way line and the 40 line; thence East along the North 40 line a distance of 430.35 feet to the point of beginning, being in the SW $\frac{1}{4}$  (Gov't. Lots 1 and 5) of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: Real property taxes for current fiscal year which are now a lien but not yet payable; Easements and rights of way of record and apparent on the land; and to Reservations and restrictions and terms and conditions contained in the deed to Oregon Eastern Railway Company dated Mar. 21, 1908, recorded April 3, 1908, in Deed Book 24, page 50, Records of Klamath County, Oregon; and also in deed to Oregon Eastern Railway Company dated July 7, 1909, recorded Aug. 5, 1909, in Deed Book 27, page 279, Records of Klamath County, Oregon.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except those above set forth,

and that grantor will warrant and forever defend the above granted 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 \$ 3,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).

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

Done by order of the grantor's board of directors, with its corporate seal affixed, this 24th day of July, 1968.

(SEAL)

RICKFALLS, INC.

By Alton Woodard President

By Mary E. Woodard Secretary

STATE OF OREGON, County of Klamath ) ss: July 24, 1968  
Personally appeared Alton Woodard and Mary E. Woodard  
who, being duly sworn, each for himself and not one for the other, did say that the former is the President  
and that the latter is the secretary of Rickfalls, Inc., a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Before me, Percy Jan Thunio  
Notary Public for Oregon  
My commission expires: 6-22-69

NOTE—The sentence between the symbols ©, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED  
CORPORATION

TO

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

AFTER RECORDING RETURN TO

No.

grantee  
1941 Esplanade  
etc.

Fee 1.50

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STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
30 day of July, 1968,  
at 3:16 o'clock P.M., and recorded  
in book M-68 on page 6880  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Dorothy Rogers

County Clerk Title.

By Beverly J. Heyden Deputy