FORM No. 633—WARRANTY DEED (Individual or Corporate). 28-6807 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74 88603 WARRANTY DEED Vol. 74 Page 5412

KNOW ALL MEN BY THESE PRESENTS, That PAUL W. FLURY and SHARON L. FLURY, husband and wife, *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* JOHN L. SCHNEIDER and MARGARET M. SCHNEIDER, husband & wife, *hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said 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:*

Lot 4 in Block 2 of FIRST ADDITION TO MOYINA, Klamath County, Oregon.

SUBJECT TO: All future real property taxes & assessments; regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of South Suburban Sanitary District; regulations, including levies, assessments, water & irrigation rights & easements for ditches & canals, of Moyina Improvement District; reservations, restrictions, easements and rights of way of record, and those apparent on the land; conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 6, 1960 in Book 321 at page 49, Deed Records.

Lot 4 in Blk 2 in Fil 1914

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as above set forth *and that 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.*

The true and actual consideration paid for this transfer, stated in terms of dollars, is $ 34,000.00 .

(However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).) (The consideration for this conveyance is not subject to ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of April, 1974 ; *if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.*

Paul W. Flury

Sharon L. Flury

(If executed by a corporation, affix corporate seal)

Marlene T. Addington
Notary Public for Oregon
My commission expires

STATE OF OREGON, County of Klamath) ss.

April 30, 1974

Personally appeared the above named Paul W. Flury & Sharon L. Flury and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL) Marlene T. Addington
Notary Public for Oregon
My commission expires: 3-21-77

STATE OF OREGON, County of) ss.

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Personally appeared and 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 , 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.

Before me:

(SEAL)

Notary Public for Oregon
My commission expires:

Paul W. Flury and Sharon L. Flury
GRANTOR'S NAME AND ADDRESS

John L. & Margaret M. Schneider
GRANTEE'S NAME AND ADDRESS

After recording, return to: Mr. & Mrs. John L. Schneider, 1141 Carlton Drive, Klamath Falls, OR. 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. Dept. of Veterans' Affairs, 1225 Ferry S.E., Salem, Oregon
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

FEE $2.00

STATE OF OREGON, County of Klamath) ss.

I certify that the within instrument was received for record on the 1st day of May, 19 74, at 4:00 o'clock P M., and recorded in book M74 on page 5412 or as file/reel number 99402, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer

By Mary A. Grey Deputy

A-24406 88

GRANTORS, ROBERT

FORM No. 703—WARRANTY DEED.

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88605 MORTGA

88603

THE MORTGAGOR JOH

mortgages to the STATE OF OREGO

ing described real property located in

Lot 4 in Block 2 o

together with the tenements, heridit
with the premises; electric wiring
ventilating, water and irrigating syste
coverings, built-in stoves, ovens, elec
installed in or on the premises; and
replacements of any one or more of
land, and all of the rents, issues, and

to secure the payment of Twenty

($ 24,000.00), and intere