

A-2595

-WARRANTY DEED-

WALTER SCHMID and SANDRA LOU SCHMID, husband and wife, grantors, convey to WALTER E. GARCIA, all that real property situate in the County of Klamath, State of Oregon, described as:

The E 1/2 of Tract 67 of FAIR ACRES SUBDIVISION NO. 1, EXCEPTING THEREFROM the South 263.2 feet thereof. ALSO a tract of land in Tract 68 of FAIR ACRES SUBDIVISION NO. 1 in the SE 1/4 SE 1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at an iron pin which lies West along the South line of Section 35, Twp. 38 S., R. 9 E.W.M., which line is also the center line of Shasta Way, a distance of 30 feet and North 0°11' East a distance of 293.2 feet from the iron pin which marks the Southeast corner of said Section 35 and running thence: Continuing North 0°11' East parallel to the East line of said Section 35 and 30 feet Westerly therefrom, a distance of 131.6 feet to an iron pin; thence West parallel to the South line of said Section 35, a distance of 301.0 feet to an iron pin which is on the West line of Tract 68, Fair Acres Subdivision No. 1; thence South 0°11' West along the West line of said Tract 68 and parallel to the East line of Section 35 a distance of 131.6 feet to an iron pin; thence East parallel to the South line of said Section 35 a distance of 301.0 feet, more or less to the point of beginning.

SUBJECT TO: That certain Mortgage, including the terms and provisions thereof, given by Walter Schmid, a single man, to First Federal Savings and Loan Association of Klamath Falls, Oregon, a Federal corporation, dated June 22, 1971, recorded June 23, 1971, in Vol. M71 page 6515, Microfilm records of Klamath County, Oregon, to secure the payment of \$20,250.00, which Grantee herein assumes and agrees to pay

and covenant that grantor is the owner of the above-described property free of all encumbrances, except reservations, restrictions, easements and rights of way of record and those apparent upon the land; rules, regulations, liens and assessments of water users and sanitation districts; 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 Thirty Five Thousand and No/100ths (\$35,000.00) DOLLARS.

DATED this 6th day of December, 1974.

Walter Schmid
Sandra Lou Schmid

VANDENBERG AND BRANDSNESS

ATTORNEYS AT LAW

411 PINE STREET

KLAMATH FALLS, OREGON 97601

1. WARRANTY DEED

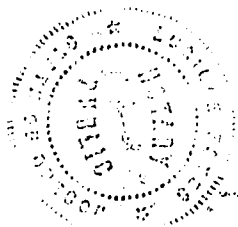
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STATE OF OREGON)
County of Klamath) ss.

Dec. 6, 1974.

Personally appeared the above-named WALTER SCHMID and SANRA LOU SCHMID, husband and wife, and acknowledged the foregoing instrument to be their voluntary act. Before me:



Lucia Estro
Notary Public for Oregon
My Commission expires: 9/24/76

Until a change is requested all tax statements shall be mailed to the following address: First Federal Savings Loan

Return sent to

Klamath County Title
P.O. Box 151
Klamath Falls, Oregon
97601

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of:
Klamath Co. Title Co.

on this 9th day of December A. D., 1974
at 3:35 o'clock P. M. and duly
recorded in Vol. M-74 of Deed
Page 15669

WM. D. MILNE, County Clerk

Fee \$1.00 By Lucia Estro Deputy.

VANDENBERG AND BRANDNESS
ATTORNEYS AT LAW
411 PINE STREET
KLAMATH FALLS, OREGON 97601
2. WARRANTY DEED