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Vol. 1413

KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover & Arba F. Schoonover H&W, 12011 Bradfield Ave., Lynwood, Calif. 90262, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Dennis R. Adair & Dorothy N. Adair, H&W, ~~819 Benson Lane, Eugene, Oregon 97401~~ Rt. #3, Box #34, Springfield, Ore. 97477, 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 thereto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot #3: W $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 8, T25S, R8E, W. M.

Subject to a ten foot (10' ft.) wide easement parallel, adjacent and along entire North boundary for joint user roadway and all other roadway purposes.

Subject to reservations & restrictions of record, easements and rights of way of record and those apparent on the land.

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

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 \$2,450.00
However, the actual consideration consists of or includes other property or value given or promised which is ~~XXXXXX~~ consideration (indicate which).⁽¹⁾

In construing this deed and where the context so requires, the singular includes the plural.
WITNESS grantor's hand this 30th day of March, 1971

John M. Schoonover
Arba F. Schoonover

California
STATE OF ~~XXXXXX~~ County of LOS ANGELES) ss. March 30th, 1971
Personally appeared the above named John M. Schoonover and Arba F. Schoonover

and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL
MABEL MOLER
NOTARY PUBLIC — CALIFORNIA
PRINCIPAL OFFICE IN

Before me: *Mabel Moler*
Notary Public for ~~XXXXXX~~ California
My commission expires

NOTE—The sentence between the ~~XXXXXX~~ and ~~XXXXXX~~ should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.
My Commission Expires Sept. 2, 1974

WARRANTY DEED

John M. Schoonover &
Arba F. Schoonover

TO

Dennis R. Adair &
Dorothy N. Adair

AFTER RECORDING RETURN TO

Dennis R. Adair
~~819 Benson Lane~~
~~Eugene, Oregon 97401~~
Rte. 3 Box 34
Springfield, OR 97477

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

STATE OF OREGON.

County of KLAMATH

I certify that the within instru-
ment was received for record on the
31st day of JANUARY, 1975,
at 4:10 o'clock P. M., and recorded
in book M 75 on page 1413
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *W. D. Milne* Deputy

FEE \$ 2.00

SEND TAX BILL TO: DENNIS ADAIR, RT. #3, BOX #34, SPRINGFIELD, ORE. 97477

RECEIVED JAN 31 1972