

1-1-74

WARRANTY DEED

Vol. 75 Page

8052

2765 38-9178

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. SCHOONOVER and ARBA F. SCHOONOVER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM K. TUCKER, 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:

That portion of the East 230 feet of the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  that lies Northerly of the Sprague River Highway in Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
2. Right of way, including the terms and provisions thereof, from Calvin Barney, et ux., to Pacific Gas Transmission Company, a California Corporation, recorded March 21, 1960, in Deed Volume 319 at page 561, for pipeline over the SW $\frac{1}{4}$ , Section 13 and the NE $\frac{1}{4}$  of Section 24, Township 35 South, Range 9 East of the Willamette Meridian.

(for continuation of this description, see reverse side)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed;

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 \$4,000.00. ~~However, the above consideration does not include other property not given or promised, which is hereby acknowledged (The sentence between the symbols ©, if not applicable, should be deleted. See 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 11<sup>th</sup> day of JULY, 1975; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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.

STATE OF OREGON, } ss.  
County of Klamath  
JULY 11, 1975.

Personally appeared the above named John M. Schoonover & Arba F. Schoonover

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

Before me: John A. Kelts  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires July 16, 1976

Notary Public for Oregon  
My commission expires:

John M. Schoonover & Arba F. Schoonover  
7740 Cannon  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

William K. Tucker  
P.O. Box 39  
Oakridge, OR 97463  
GRANTEE'S NAME AND ADDRESS

After recording return to:

William K. Tucker  
P.O. Box 39  
Oakridge, OR 97463  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

William K. Tucker  
P.O. Box 39  
Oakridge, OR 97463  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

8053

3. Any existing easements visible on the ground for roads, pipelines, or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 306 at page 712. (SW $\frac{1}{4}$  Sec. 13, T35S., R9E.W.M.)

4. Right of way, including the terms and provisions thereof, granted to Klamath County for Braymill-Sprague River road as disclosed by Land Status Report, recorded November 25, 1958, in Volume 306 at page 712. (SW $\frac{1}{4}$  Sec. 13, T35S., R9E.W.M.)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 15th day of JULY A. D. 19 75 at 4:00 o'clock P.M., and  
duly recorded in Vol. M 75, of DEEDS on Page 8052

Wm D. MILNE, County Clerk

FEE \$ 6.00

By *Hazel Drayal*