

11459

WARRANTY DEED

Vol. 77 Page 3825

38-10429

KNOW ALL MEN BY THESE PRESENTS, That R. M. SCHADER and MARJORIE C. SCHADER, his wife; and RICHARD SCHADER and ROBIN SCHADER, his wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM H. WARD and LOLA J. WARD, his 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:

The SE 1/4 SW 1/4, the S 1/2 SE 1/4 of Section 7; Government Lots 3 and 4 of Section 17; and all in Section 18, Township 41 South, Range 8 East of the Willamette Meridian.

Government Lot 1 of Section 13, Township 41 South, Range 7 East of the Willamette Meridian.

(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 the following:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 \$ 40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (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 4th day of March, 1976; 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 with corporate seal)

Richard Schader

Robin Schader

STATE OF OREGON, ss.

County of _____, 19____

Personally appeared the above named

Richard Schader, Marjorie C. Schader,

Richard Schader and Robin Schader

and acknowledged the foregoing instru-

ment to be _____ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

R. M. Schader

Marjorie C. Schader

Washington

STATE OF OREGON, County of Thurston, ss.

March 4, 1976

Personally appeared

Marjorie C. Schader

who, being duly sworn,

each for himself and not one for the other, did say that the foregoing is the

true and correct statement of

and that the seal affixed to the foregoing instrument is the corporate seal

of said corporation and that said instrument was signed and sealed for the

half 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:

Notary Public for Oregon

My commission expires:

June 29, 1977

TITLE INSURANCE AND TRUST

A TICO COMPANY

TO 1980 CA (8-74)

(Witness — Individual)

STATE OF CALIFORNIA

COUNTY OF Siskiyou

On March 12, 1976

before me, the undersigned, a Notary Public, in and for

said State, personally appeared Reginald R. LeQueu

known to me to be the person whose name

is subscribed to the within Instrument, as a Witness thereto,

That he resides in Klamath Falls, Oregon

and that he was present and saw

Richard Schader and Robin Schader

personally known to him to be the same person

described in and whose name is subscribed to the within

and annexed instrument execute the same; and he

acknowledged to said affiant that they executed the same;

and that affiant subscribed his name thereto as a

Witness to said execution.

WITNESS my hand and official seal.

Signature: Evelyn R. Stone

EVELYN R. STONE
NOTARY PUBLIC
CLATSOP COUNTY
My Comm. Expires Dec. 28, 1977

(This area for official notarial seal)

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record on the

19____,

M, and recorded

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county.

nd and seal of

Recording Officer

Deputy

76 FEB 26 PM 2 37

76 MAR 10 PM 12 38

EXHIBIT "A"

3826

Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$7,500.00

Dated : September 12, 1973
Recorded : October 1, 1973 Book: M-73 Page: 13290
Mortgagor : Richard C. Schader also known as Dick Schader, and Robin M. Schader, husband and wife; Robert M. Schader also known as R. M. Schader and Marjorie C. Schader, husband and wife
Mortgagee : The Federal Land Bank of Spokane

Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$87,000.00

Dated : June 1, 1973
Recorded : October 1, 1973 Book: M-73 Page: 13293
Mortgagor : R. M. Schader and Marjorie C. Schader, husband and wife; Richard Schader and Robin Schader, husband and wife
Mortgagee : Gateway Cattle Co., an Oregon Corporation
(Covers California property also)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSFER CATTLE INC. D
this 17th day of MARCH A. D. 1976 at 2:30 o'clock P.M. and
duly recorded in Vol. M 76 of DEEDS on Page 3825
FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Gazel Brazil*

Return: Sisleriya Co. title
P.O. Box 189
Yreka, Ca. 96097

Taxes: Mr + Mrs. Wm Ward
5530 E. Lacey Blvd.
Hanford, Ca 93230

770 FEB 26 PM 2 37
770 MAR 18 PM 12 38