

KNOW ALL MEN BY THESE PRESENTS, That LEONARD J. LUIZ and SUE E. LUIZ, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHET SCHOOLER and VERONA C. SCHOOLER, husband and 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 3, Block 3, PINE GROVE PONDEROSA SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: A 25 foot building setback line along front of lot as shown on dedicated plat. A 16 foot public utilities easement along rear of lot, as shown on dedicated plat. Restrictions and easements as contained in plat dedication. Easement and right of way to Pacific Telephone and Telegraph Co., recorded in Volume 149, page 144. Covenants, conditions and restrictions, imposed by instrument recorded in Volume M66, page 12403.

(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 set forth above,

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 \$ 9,000.00. 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 24th day of May, 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, affix corporate seal)

Leonard J. Luiz
Sue E. Luiz

STATE OF OREGON, County of _____, 19____ ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

OFFICIAL SEAL
JUDITH N. CARR
NOTARY PUBLIC-CALIFORNIA
SISKIYOU COUNTY
My Commission Expires Dec. 13, 1977

STATE OF CALIFORNIA } ss.
County of Siskiyou }
May 24, 1976

Personally appeared the above named Leonard J. Luiz and Sue E. Luiz... and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Judith N. Carr
Notary Public for CALIFORNIA
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Chet Schooler
c/o 7451 S. Sixth Street
Klamath Falls, Oregon
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of KLAMATH ss.

I certify that the within instrument was received for record on the 25th day of MAY, 1976, at 2:28 o'clock P. M., and recorded in book M 76 on page 7767 or as file/reel number 14201, Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
Deputy

FEE \$ 3.00