

KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover & Arba F. Schoonover M&W, 12011 Bradfield Ave., Lynwood, Calif. 90262, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Verne L. Ivy & Carroll Ivy, M&W, 2815 Dahlia Lane, Eugene, Oregon 97402 as JT Ten.

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 #12: W $\frac{1}{2}$  N $\frac{1}{2}$  E $\frac{1}{2}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 10 T25S R8E W.M.

Subject to a fifteen foot (15 ft.) wide easement along North boundary and a ten foot (10 ft.) wide easement along East boundary for mutual roadway and all other roadway purposes.

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 \$2,400.00

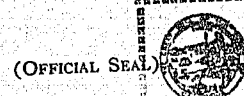
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).

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.

California  
STATE OF OREGON, County of LOS ANGELES ) ss.  
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 Before me:  
NOTARY PUBLIC - CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY

Notary Public for OREGON California  
My commission expires

NOTE—The sentence before this symbol (and its application) should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

## WARRANTY DEED

John M. Schoonover &  
Arba F. Schoonover  
TO

Verne L. Ivy &  
Carroll Ivy

AFTER RECORDING RETURN TO

Verne L. Ivy  
2815 Dahlia Lane,  
Eugene, Oregon 97402

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

FEE \$ 3.00

## STATE OF OREGON,

County of KLAMATH ) ss.

I certify that the within instru-  
ment was received for record on the  
6th day of JULY, 1976,  
at 11:26 o'clock A.M., and recorded  
in book M. 76 on page 10183  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

WM. D. MILNE

COUNTY CLERK Title.  
By *Mabel Moler* Deputy