

11249

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11248

WARRANTY DEED

DATED: July 19, 1976

FROM UNITED STATES NATIONAL BANK OF OREGON, a national
banking association, whose address is P. O. Box 4412,
Portland, Oregon 97208, hereinafter called "Grantor,"AND JOHN M. SCHOONOVER, whose address is 7740 Cannon Street,
Klamath Falls, Oregon 97601, hereinafter called "Grantee."

WITNESSETH

For consideration of the sum of \$4,706.57, Grantor hereby
conveys unto Grantee the following described real property situated
in the County of Klamath, State of Oregon:

The S 1/2 of the S 1/2 of the NW 1/4 of the SW 1/4 and
the N 1/2 of the S 1/2 of the SW 1/4 of the NW 1/4 and
the N 1/2 of the SW 1/4 of the NW 1/4 of Section 19,
Township 25 S, Range 8 E of the Willamette Meridian.

Subject to:

1. 1971-72 Taxes and any subsequent years.
2. Rights of the public in and to any portion of said
premises lying within the limits of roads and
highways.
3. Reservations contained in Deeds from Klamath County,
Oregon, recorded in Deed Book 142, at Page 264 and
Deed Book 142, at Page 353, as follows: "Subject
to all existing rights of way for utilities,
highways, roads and the like."
4. Limited access in Deed, including the terms and
provisions thereof, from Ivory Pine Co., a
California corporation to State of Oregon, by and
through its State Highway Commission, recorded
January 5, 1956 in Deed Book 280, at Page 267.

of _____
FEE 6.00

By Charles E. Babin Deputy

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5. Any and all liens or encumbrances created or suffered by the acts of the Grantee since August 25, 1971.

Grantor covenants that it is the owner of the property described above, free of all encumbrances other than those referred to above, and will warrant and defend the same against all persons who may lawfully claim the same, except as provided above, and except that this deed is given as partial fulfillment of that certain real estate contract between Grantor and Grantee dated August 25, 1971, and the covenants of warranty contained herein shall not apply to any title, interest or encumbrance arising by, through or under the vendee in said contract or any assignee thereof, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

UNITED STATES NATIONAL BANK
OF OREGON

By Damon W. Greer

STATE OF OREGON)
) ss.
County of Multnomah

On this 19th day of July, 1976, personally appeared Damon W. Greer, who being duly sworn, did say that he is Vice President, of UNITED STATES NATIONAL BANK OF OREGON, a national banking association, that the seal affixed to the foregoing instrument is the seal of said national banking association, and that said instrument was signed and sealed in behalf of said bank by authority of its board of directors; and he acknowledged said instrument to be its voluntary act and deed.

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

John M. Schoonover + Ret
7740 Cannon Street
Klamath Falls, OR 97601

Leo J. Bland
Notary Public for Oregon
My commission expires: 7-14-80

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 23 day of July A.D., 19 76 at 3:08 o'clock P M., and duly recorded in Vol. M 76 of deeds on Page 11248.

FEE 6.00

WM. D. MILNE, County Clerk

By Damon W. Greer Deputy