

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That STANLEY M. DOWNS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JERRY A. SCHUMANN and PATRICIA E. SCHUMANN, 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 5, Block 4, GREEN ACRES - TRACT 1016, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, reserving therefrom an easement for drainage over the Northerly 16 feet.

SUBJECT TO:

1. Easements and restrictions as contained in plat dedication.
2. Conditions and Restrictions as contained in instrument recorded July 24, 1970 in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon.
3. Terms and conditions of the Articles of Incorporation of Green Acres Improvement District, recorded July 10, 1973 in Volume M73, page 8797, Microfilm Records of Klamath County, Oregon.

(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

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 \$ 44,000.00

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 28th day of April, 1977; 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)

Stanley M. Downs
Stanley M. Downs

STATE OF OREGON, } ss.
County of Klamath
April 28, 1977.

Personally appeared the above named Stanley M. Downs

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 5/26/78

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Stanley M. Downs
GRANTOR'S NAME AND ADDRESS
Jerry A. ; Patricia E. Schumann
GRANTEE'S NAME AND ADDRESS
After recording return to:
Jerry A. Schumann
5314 Mason Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Department of Veterans Affairs
General Services Building
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$3.00

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 29th day of April, 1977, at 3:25 o'clock P.M., and recorded in book M 77 on page 7344 or as file/reel number. 28863, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
B. Hazel Dray Deputy