

MTC 4275

36591

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That FREDERICK D. HARTIN and WINIFRED L. HARTIN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS P. SCHRAM and G. JEAN SCHRAM, 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:

The following described real property is situated in Klamath County, Oregon:

Beginning at a point 567.5 feet Northerly from the NW corner of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence Northerly along the section line between Sections 13 and 14 of said Township and Range 427.0 feet; thence North 76°26' East 96.1 feet; thence South 40°07' East 703.5 feet to the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 49°53' West 350.3 feet; thence North 40°07' West 411.8 feet to the point of beginning and lying in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable. 2. The regulations of Plevna District Improvement Co. 3. The rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

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

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 \$ 49,000.00

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 30th day of September, 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)

STATE OF OREGON,  
County of Klamath } ss.  
September 30, 1977

Personally appeared the above named Frederick D. Hartin and Winifred L. Hartin

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 8-23-81

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Thomas P. Schram & G. Jean Schram  
Route 3 Box 239  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs  
1225 Ferry Street, S.E.  
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of SEPTEMBER, 1977, at 11:51 o'clock A.M., and recorded in book M77 on page 18588 or as file/reel number 36591

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer  
By Hazel May Deputy

FEE \$ 3.00