

39037

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JUDITH L. SCHERZER, also known as JUDITH L. LONG,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OLEH ZOZULENKO

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:

All that certain real property more particularly described and set forth on Exhibit "A" which is attached hereto and by this reference made a part hereof.

SUBJECT TO: 1976-77 real property taxes which are now a lien, but not yet payable, and all future real property taxes and assessments; rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof; regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Irrigation District; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(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 above set forth

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 \$18,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (If 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 25 day of August, 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)

STATE OF ~~California~~ CALIFORNIA) ss.
County of MONO
August 25, 1976.

Personally appeared the above named JUDITH L. SCHERZER, aka JUDITH L. LONG

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

Before me:
(OFFICIAL SEAL) Richard J. Long
Notary Public for Oregon
My commission expires: 3/6/76

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____

_____ 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 _____

and acknowledged the foregoing instrument to be its voluntary act and deed. (OFFICIAL SEAL)
NOTARY PUBLIC OFFICE IN MONO COUNTY
My Commission Expires March 6, 1978

Judith L. Scherzer, aka Judith L. Long

GRANTOR'S NAME AND ADDRESS
Oleh Zozulenko
PO Box 6462
Torrance CA 90504

GRANTEE'S NAME AND ADDRESS
After recording return to:
Oleh Zozulenko
PO Box 6462
Torrance CA 90504

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Oleh Zozulenko
PO Box 6462
Torrance CA 90504

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

The following described real property in Klamath County, Oregon:

A tract of real property in Government Lots 32 and 29 in Section 16, Township 35 South, Range 7 East of the Willamette Meridian, particularly described as follows:

Beginning at the quarter section corner on the South boundary of Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence North along the center line of Section 16, a distance of 1320.0 feet, more or less, to the Northwest corner of Government Lot 33, which corner is monumented with a 3/4" iron pipe; thence East along the North boundary of Lot 33, a distance of 323.30 feet, more or less, to a point on the Easterly right of way boundary of U.S. Highway Number 97, which point is monumented with a 3/4" iron pipe; thence South 2° 22' West along said right of way boundary a distance of 333.30 feet to a 3/4" iron pipe marking the Northwest corner of that parcel of land recorded in Volume 363 at page 58, Deed Records of Klamath County, Oregon; thence following along the bounds of said parcel of land, North 62° 07' East 629.30 feet; East 454.20 feet; South 95.00 feet; and East 107.27 feet; thence leaving said bounds and bearing North 41° 03 1/2' East 155.48 feet to a 1/2" steel rod; thence North 51° 10' West 56.0 feet to a 1/2" steel rod; thence North 45° 50' East 265.4 feet to a 1/2" steel rod; thence North 23° 36' East 330.0 feet to a 1/2" steel rod marking the true point of beginning of this description; thence South 55° 39' East 671.3 feet, more or less, to the waterline of Williamson River, marked with a 1/2" steel rod; thence along said waterline upstream, to the Northeast corner of Government Lot 29, marked with a 1" steel axle; thence West along the North boundary of said Lot 29 to a point which bears North 55° 39' West from the true point of beginning of this description; thence South 55° 39' East to said true point of beginning.

ALSO the right to use and maintain an existing roadway for ingress and egress to and from the land above described from U. S. Highway #97, the centerline of said roadway being particularly described as follows:

Beginning at a 3/4" iron pipe at the intersection of the Easterly right of way boundary of U.S. Highway #97 and the North boundary of Lot 33, Section 16, Township 35 South, Range 7 East of the Willamette Meridian; thence South 2° 22' West along said right of way boundary a distance of 178.4 feet to the true point of beginning of this description; thence North 73° 56' 40" East a distance of 572.20 feet to a point which bears South 20.00 feet from the North boundary of Lot 33; thence East parallel with the North boundary of Lots 33 and 32 a distance of 552.87 feet; thence North 45° 50' East 335.34 feet; thence North 23° 36' East 330.2 feet.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 15th day of NOVEMBER A.D., 1977 at 12:33 o'clock P.M., and duly recorded in Vol M77 of DEEDS on Page 22209.

FEE \$ 6.00

WM. D. MILNE, County Clerk

By *W. D. Milne* Deputy