

A-29234 46936

WARRANTY DEED

Vol. 1178 Page 8261

KNOW ALL MEN BY THESE PRESENTS, That ALBERT W. SCHMECK and VADA H. SCHMECK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TAMRA V. RICKBEIL, as Trustee for the T.V. RICKBEIL TRUST, 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:

SEE EXHIBIT "A", attached hereto and by this reference, incorporated herein.

(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 those set forth in Exhibit "A" and except reservation, restrictions, rights-of-way, easements of record and those apparent upon the land,

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 \$85,000.00

① ~~However, this deed shall not be construed to include any property or value given or promised which is the whole or a part of the consideration in which the whole or a part of the consideration is included.~~ (The sentence between the symbols ①, 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 25th day of April, 1978; 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)

ALBERT W. SCHMECK

VADA H. SCHMECK

STATE OF OREGON,

County of Klamath } ss.
April 25, 1978

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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

DONNA JOSE Notary Public for Oregon

Notary Public for Oregon

My commission expires: 1-23-82

Albert W. & Vada H. Schmeck

1941 Esplanade
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Tamra V. Rickbeil

GRANTOR'S NAME AND ADDRESS

Tamra V. Rickbeil

637 Main St.
K Falls

NAME, ADDRESS, ZIP

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

Tamra V. Rickbeil
Main St. Dooral

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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

Beginning at a point on the Northerly line of Main Street (which is the Southerly line of Lot 4 in Block 15 of Original Town of Linkville, now City of Klamath Falls) which is 60 feet Easterly from the Southwest corner of said Lot 4; thence Easterly along the Northerly line of Main Street and the Southerly line of Lots 3 and 4 of said Block 15 to a point which is 20 feet Westerly from the Southeasterly corner of said Lot 3; thence Northerly parallel to Sixth Street 120 feet to the Northerly line of Lot 3, thence Westerly along the Northerly lines of Lots 3 and 4 to a point 60 feet Easterly from the Northwest corner of Lot 4, thence Southerly and parallel to Sixth Street 120 feet to the point of beginning, constituting all of said Lot 3 excepting Easterly 20 feet thereof and all of Lot 4, except the Westerly 60 feet thereof.

SUBJECT TO:

1. That certain mortgage wherein FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION of Klamath Falls, Oregon, is mortgagee and ALBERT W. SCHMECK and VADA H. SCHMECK, husband and wife, are mortgagors, dated the 14th day of September, 1972, and recorded in Klamath County Deed Records at Volume M-72, Page 10565, which mortgage has an existing balance of \$51,487.49, which mortgage vendee hereby assumes and agrees to pay and hold vendor harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 filed for record at request of Klamath County Title Co.
 on 26th day of April, A. D. 1978 at 3:46 o'clock P.M., on
 duly recorded in Vol. M78, of Deeds, on Page 8261

Wm D. MILNE, County Clerk

Fee \$6.00

By Bernice J. Welch