

50271

WILLIAM K. SCHAUERMANN AND JUDITH LYNN SCHAUERMANN, HUSBAND AND WIFE

hereinafter called grantor, convey(s) to

MELVIN W. FLOYD AND VIVIAN D. FLOYD, HUSBAND AND WIFE

all that real property situated in the County

of Klamath, State of Oregon, described as:

(See Attached Legal Description)

SUBJECT TO: 1. An easement created by instrument, including the terms and provisions thereof, Dated September 26, 1951, Recorded October 9, 1951 in Book 250 at page 297, In favor of United States of America, For transmission line over the Westerly 280 feet of subject property (Bonneville Power)

2. An easement created by instrument, including the terms and provisions thereof, Dated December 3, 1973, Recorded December 12, 1973 in Book M-73 at Page 15983, In favor of Bryan A. Conforti and Jeanine Conforti, For a roadway from Lindley Way, across grantors property. Said road not to be more than 25 feet wide and of gravel construction.

3. Subject to an easement for roadway purposes over the Easterly 25 feet of property in question.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as listed above

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 60,500.00

Dated this 14 day of June, 19 78

William K. Schauer
WILLIAM K. SCHAUERMANN
Judith Lynn Schauer
JUDITH LYNN SCHAUERMANN

STATE OF OREGON, County of Klamath ss.

On this 14 day of June, 1978 personally appeared the above named William K. Schauer and Judith Lynn Schauer and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

James M. Meyer
Notary Public for Oregon

My commission expires: 9-30-79

The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

SCHAUERMANN

TO

FLOYD

After Recording Return to:
Melvin W. Floyd

Send Tax Statements to:
Dept. of Veteran's Affairs
1225 Ferry Street S.E.
Salem, OR 97310

Form No. 9-960
(Previous Form No. TA 16)

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 _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

13040

A parcel of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a one-inch iron shaft with hex nut marking the North-west corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 89° 55' East along the North line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$, 539.09 feet to a 5/8 inch iron pin; thence South 00° 05' East, 374.00 feet to a 5/8 inch iron pin on the northerly right of way line of Lindley Way, a county road; thence South 89° 55' West along said right of way line, 25.00 feet; thence North 00° 05' West, 249.65 feet to a 1/2 inch iron pin; thence South 89° 55' West, 234.52 feet to a 1/2 inch iron pin; thence South 00° 06' West, 62.69 feet to a 1/2 inch iron pin; thence South 89° 55' West, 230.00 feet to a 1/2 inch iron pin on the West line of said Section 5; thence North 00° 06' East along said West line of Section 5, 187.00 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Spokane Title Co.
 this 19th day of June A.D. 1978 at 3:21 o'clock P.M., and
 duly recorded in Vol. M78 of Books on Page 13039

W. D. MILNE, County Clerk

Barbara D. Hetch

Fee \$6.00