

54918

1935-4

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KNOW ALL MEN BY THESE PRESENTS, That Roger W. Schooler and Cheryl Ann Schooler, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by R. W. Carlile

, 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 3 in Block 1 of Tract 1235, according to the official plat thereof on file in the office of the County Clerk 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 except as stated on the reverse, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 9,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole (part of the) 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 13 day of September, 1978; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its Board of directors.

(If required by a corporation, the corporate seal)

Roger W. Schooler
Roger W. Schooler

Cheryl Ann Schooler
Cheryl Ann Schooler

STATE OF OREGON, County of _____) ss.

STATE OF OREGON

County of Klamath) ss.
9-13-78

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.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Notary Public for Oregon

My commission expires: May 13, 1981

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.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

SPACE RESERVED FOR RECORDER'S USE

After recording return to:

R.W. Carlile
7018 Sierra Place
R. Falls, Ore. 97601
NAME, ADDRESS, ZIP

Will is change to be made by her statement that is to be in the following address.

R.W. Carlile
7018 Sierra Place
R. Falls, Ore. 97601
NAME, ADDRESS, ZIP

1. Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable.
2. An easement created by instrument, including the terms and provisions thereof, dated April 11, 1941, recorded April 11, 1941 in Book 136, page 534, Records of Klamath County, Oregon.
3. An easement, including the terms and provisions thereof, granted to The Pacific Telephone and Telegraph Company, a California corporation, by instrument recorded August 1, 1942 in Volume 149, page 43, Deed Records of Klamath County, Oregon. (Blanket easement over the W $\frac{1}{2}$ of NW $\frac{1}{4}$)
4. Right of Way, including the terms and provisions thereof, granted to The California Oregon Power Company, recorded December 16, 1957 in Volume 296, page 272, Deed Records of Klamath County, Oregon. (Affects E $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$)
5. An easement, including the terms and provisions thereof, granted to The California Oregon Power Company, a California corporation, by instrument recorded July 23, 1958 in Volume 301, page 224, Deed Records of Klamath County, Oregon.
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 6, 1977 in Volume M77, page 12143, Microfilm Records of Klamath County, Oregon, and Amendment thereto recorded April 21, 1978 in Volume M78, page 7804, Microfilm Records of Klamath County, Oregon. (copy attached)
7. Reservations as contained in plat dedication, to wit:
 "Said plat subject to: (1) Easements for future public utilities, as shown on the annexed plat, easements to provide ingress and egress for construction and maintenance of said utilities; (2) A 75 foot building setback from the centerline of the street, on the front of all lots, a 20 foot building setback along side street lines and a 25 foot building setback in the rear of all lots; (3) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

STATE OF OREGON, COUNTY OF KLAMATH; ss.
 Filed for record at request of Mountain Title Co.

the 14th day of September A.D. 1978 at 8:35 o'clock A.M., and
 duly recorded in Vol. 1078 of Deeds on Page 20270

Wm D. MILNE, County Clerk.

By Renee A. Chisler

Fee \$6.00