

1-1-74

66652

## WARRANTY DEED

Vol. <sup>M</sup> 79 Page 10159

KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover,  
7740 Cannon Street, Klamath Falls, Oregon 97601

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Joe Sobczak, a single man, 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 S $\frac{1}{2}$  S $\frac{1}{2}$  NW $\frac{1}{4}$  SE $\frac{1}{4}$  Section 33, TWP36S, R12E, W.M. Ten acres M. or L.  
Subject to a thirty foot (30 ft.) wide easement parallel to and adjacent  
to South boundary for mutual roadway and all roadway purposes. Subject  
to power utility easement.

(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

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 \$ 3,000.00**

~~However, the actual consideration consists of or includes either property or value given or promised by the~~  
part of the whole consideration. (Indicate which).<sup>①</sup> (The sentence between the symbols<sup>①</sup>, 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 14th day of May, 1979; 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)

John M. Schoonover

STATE OF OREGON, )  
County of KLAMATH ) ss.  
May 4, 1979.

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

Personally appeared ..... and  
 ..... who, being duly sworn,  
 for himself and not one for the other, did say that the former is the  
 ..... president and that the latter is the  
 ..... secretary of

Personally appeared the above named John M. Schoonover

and acknowledged the foregoing instru-  
ment to be his voluntary act and deed.

....., 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: 1/28/82

Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

John M. Schoonover  
7740 Cannon Street,  
Klamath Falls, Oregon 97601

Joe Sobczak, Suite 1, Luhrs Tower,  
45 W. Jefferson  
Phoenix, Arizona 85003

**After recording return for**

Joe Sobczak, Suite 1, Luhrs Tower,  
45 W. Jefferson  
Phoenix, Arizona 85003

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

Joe Sobczak, Suite 1, Luhrs Tower,  
45 W. Jefferson,  
Phoenix, Arizona 85003

STATE OF OREGON, }  
County of Klamath } ss.

*I certify that the within instrument was received for record on the 4th day of May, 1979, at 11:41 o'clock A.M., and recorded in book M79 on page 10159 or as file/reel number 66652, Record of Deeds of said county.*

Witness my hand and seal of  
County affixed.

.....Wm. D. Milne  
Recording Officer  
By Bernard H. Hirsch Deputy

**Fee \$3.00**