

1-1-74

70378

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Michael L. Schooler and Mary R. Schooler, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bert Teamey and Susan L. Teamey, husband and wife, 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 South Seventy (70) feet of Lots Nineteen (19), Twenty (20), Twenty-one (21), and Twenty-two (22) in Block One (1) of St. Francis Park.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

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 noted above and those apparent on the land, if any,

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 \$ 41,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 8 day of June, 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)

Michael L. Schooler
Mary R. Schooler
Michael L. Schooler
Mary R. Schooler

STATE OF OREGON,)
County of Klamath) ss.
June 8, 1979

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

Personally appeared the above named Michael L. Schooler and Mary R. Schooler, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

Notary Public for Oregon
My commission expires: 3-8-83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Michael L. and Mary R. Schooler
2343 Gettle Street
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Burt and Susan L. Teamey
3605 Seutter Place
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

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

(Continued from front)

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4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of St. Francis Park.

5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded: November 12, 1941, Book: 142, Page 404.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of Transamerica Titleco.

this 10th day of July A. D. 1979 at 3:55 o'clock P. M. on

July recorded in Vol. 179, of Deeds on Page 16292

Wm D. MILNE, County Clerk

By Bernetha M. Keloch

Fee \$6.00