

K-31267

73120

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 William Richard Dwyer, P. O. Box #1995,  
Eugene, Oregon 97440

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, sit-  
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot #15: S $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$ ,  
Lot #16: N $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  and that part of the SE $\frac{1}{4}$  SE $\frac{1}{4}$  NW $\frac{1}{4}$  lying South of  
Highway #58. Section 19, TWP25S R8E W.M.

Subject to a thirty foot (30 ft.) wide easement on the West boundary for  
roadway purposes. Subject to a utility easement. Subject to reservations  
and restrictions of record.

Direct access to Highway #58 where this parcel borders highway is prohibited.

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 above granted premises and every part and parcel thereof against the law-  
ful 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 \$ 14,000.00  
\* However, the actual consideration consists of \* includes other property of value given or promised which is  
\* part of the \* consideration \* (indicate which).<sup>①</sup>  
the whole

In construing this deed and where the context so requires, the singular includes the plural.  
WITNESS grantor's hand this 6th day of February, 1978.

John M. Schoonover

STATE OF OREGON, County of KLAMATH ) ss. February 6, 1978.  
Personally appeared the above named John M. Schoonover

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Allen M. Dora  
Notary Public for Oregon  
My commission expires 1/28/82

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

### WARRANTY DEED

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

TO

William Richard Dwyer  
P. O. Box #1995  
Eugene, Oregon 97440

AFTER RECORDING RETURN TO

William Richard Dwyer  
P. O. Box #1995  
Eugene, Oregon 97440

(DON'T USE THIS  
SPACE; RESERVED  
FOR RECORDING  
LABEL IN COUN-  
TIES WHERE  
USED.)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
29th day of August, 1979,  
at 12:32 o'clock P. M., and recorded  
in book M79 on page 20583  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

County Clerk

Title.

By *Denise H. Hark* Deputy

Fee \$3.50