

76420

WARRANTY DEED

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M79 Page 25909

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 Tom E. Russ, P. O. Box #161, Saugus, California 91350, 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:

E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 28, TWP 36 S, R12E, W. M. Twenty acres M. or L.

Subject to reservations and restrictions of record, easements and rights of way of record, and those apparent on the land. Subject to thirty foot (30 ft.) wide easement parallel and adjoining West boundary for roadway purposes.

This deed supercedes and replaces deed recorded in Vol. M73 Page 14646.

(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

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 \$ 560.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 2nd day of November, 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

November 2, 19 79

Personally appeared the above named

John M. Schoonover

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

Before me:

Notary Public for Oregon

My commission expires: 1/28/82

STATE OF OREGON, County of

) ss.

Personally appeared

and

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John M. Schoonover

7740 Cannon Street,

Klamath Falls, Oregon 97601

Tom E. Russ

P. O. Box #161,

Saugus, California 91350

After recording return to:

Tom E. Russ

P. O. Box #161,

Saugus, California 91350

NAME, ADDRESS, ZIP

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

Tom E. Russ

P. O. Box #161,

Saugus, California 91350

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 2nd day of November, 19 79, at 1:16 o'clock P. M., and recorded in book M79 on page 25909 or as file/reel number 76420.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernetha Shuck Recording Officer Deputy

Fee-\$3.50