81480

KNOW ALL MEN BY THESE PRESENTS, That Edward Talbert & Orane Talbert, Husband & Wife, AND Dorothy Debus, an unmarried woman, each as to an undivided 1/2 interest

for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

Jacob M. Schauffler & Jimmye C. Schauffler, Husband & Wife, as Tenants by the Entirety

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County ofKlamath , State of Oregon, described as follows, to-wit:

Lots 2 and 6, Parcel No. 1, Map of Survey as Recorded in Volume M-70, at Page 783, Klamath County, Oregon Deed Records.

This land is subject to flooding, therefore no guarantee is given that a septic tank permit will be issued. Construction of any form of structure shall be subject to the provisisions of all applicable ordinances.

Subject to an easement for roadway and utility purposes as shown in document recorded in Volume M-69 at Page 10490. Subject to the rights of Governmental bodies to any portion of the above described property lying below the normal high water line of the Sprague River. Subject to covenants, conditions, restrictions, easements, rights, rights of way, if any, of record and apparent on the ground.

"Until a change is requested all Tax Statements shall be sent to the following address:

> Mr. & Mrs. Jacob M. Schauffler 9732 Dakota Street Below Garden Grove, California-92644

(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. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$2,885.00 [®]However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).0

In construing this deed the singular includes the plural as the circumstances may require. Witness Grantor's trand this 3rd day of August , 19 74

Edward Talbert - Signature

Orane Talbert - Signature
(x) Swiffy Albus
Dorothy Debus - Signature

California STATE OF ORESPON, County of Los Angeles) ss.

August 3rd Personally appeared the above named ... Edward Talbert, Orane Talbert and Dorothy Debus

ackgericages in totel ing instrument to beTheir... DOROTHY A. TISSOT HOTARY PUBLIC - CALIFORNIA SEAL)LOS ANGELES COUNTY

My Commission Expires April 21, 1978

Before me: Ollely // floody

Notary Public for Overox California
My commission expires 1-2/-78

12 BOT STATE APPRICE RELIVEED THE WINDOW OF THE POPULATION OF HELE SEE ORS 93.030.

Bargain and Sale Deed

Edward & Orane Talbert Dorothy Debus

Jacob M. Schauffler

Jimmye C. Schauffler

AFTER RECORDING RETURN TO Mr. & Mrs. J. M. Schauffler 9732 Dakota Street

Gardon Grove, Calif. 92644 3866 AVE.

NHITE CITY, ORE 9750

(DON'T USE THIS FOR RECORDING LABEL IN COUN-USED.)

STATE OF OREGON

County of Klamath

I certify that the within instrument was received for record on the ...5th.day of ... March, 19.80., at. 1:39 o'clock P. M., and recorded in book...... M80... on page 4179... or as file number 81480 , Record of Deeds of said County.

Witness my hand and seal of County affixed.

Wm. D. Milne

County Clerk By Sernethan Statoch Deputy

=Fee \$3.50