

MOUNTAIN TITLE COMPANY

52557

53062

MTC 8751

WARRANTY DEED

Vol. 1780 Page 5952

6801

KNOW ALL MEN BY THESE PRESENTS, That
Wayne E. Johnson and Dyanne J. Johnson, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Rodney T. Schill and Faith Schill, Husband and Wife

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:

A parcel of land situate in the W-NE-SW-1/4 of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of the W-NE-SW-1/4; thence East along the South line of the said W-NE-SW-1/4, a distance of 274 feet to a point; thence North parallel with the West line of the said W-NE-SW-1/4, a distance of 215 feet to a point; thence West parallel with the South line of the said W-NE-SW-1/4, a distance of 274 feet to the West line of said parcel; thence South along the said West line a distance of 215 feet to the point of beginning.

RE-RECORDED TO CORRECT LEGAL
DESCRIPTION.

(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 except as stated on the reverse of this deed, or those apparent upon the land, if any, as of the date of this deed.

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 \$ 72,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.039.)

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 25th day of March, 1980; 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)

STATE OF OREGON,)
County of Klamath) ss.
March 25, 1980.

Personally appeared the above named
Wayne E. Johnson and Dyanne J. Johnson

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

(OFFICIAL SEAL)

Before me:
Notary Public for Oregon
My commission expires: 10/15/81

STATE OF OREGON, County of Polk) ss.
March 26, 1980.

Personally appeared Wayne E. Johnson and Dyanne J. Johnson, 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

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Wayne E. Johnson and Dyanne J. Johnson

GRANTOR'S NAME AND ADDRESS
Rodney T. Schill and Faith Schill
2126 Orindale
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

as above

NAME, ADDRESS, ZIP

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

as above

NAME, ADDRESS, ZIP

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

MOUNTAIN TITLE COMPANY

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Right of way easement granted to Pacific Telephone and Telegraph Company recorded August 31, 1931 in Deed Volume 96 at page 70, Deed Records of Klamath County, Oregon. (Blanket easement for poles, wires and fixtures thereon)
3. Easement, including the terms and provisions thereof, dated January 13, 1944 and recorded in Volume 162, page 59, Records of Klamath County, Oregon, in favor of R. P. Breitenstein and Mamie Breitenstein, for right and easement for road purposes.
4. Agreement, including the terms and provisions thereof, recorded December 18, 1967 in Deed Volume M67, page 9824, Donald E. McGhehey and Grace C. McGhehey to Pacific Power and Light Company, a corporation.
5. Limited access provisions contained in Deed to The State of Oregon, by and through its State Highway Commission recorded January 10, 1969 in Book M69, page 302, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the Highway other than expressly therein provided for shall attach to the abutting property.
6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: December 21, 1976

Recorded: December 28, 1976

Volume: M76, page 20695, Microfilm Records of Klamath County, Oregon

Amount: \$33,000.00

Grantor: Wayne E. Johnson and Dyanne J. Johnson, husband and wife

Trustee: William Ganong, Jr.

Beneficiary: First Federal Savings and Loan Association of Klamath Falls

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company

this 31st day of March A. D. 1980 at 3:39 o'clock PM., and

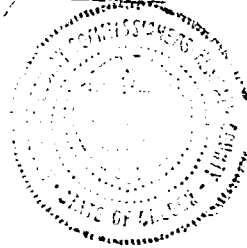
fully recorded in Vol. M-80, of Deeds on Page 5952

Wm D. MILNE, County Clerk,

Fee \$7.00

By Jaqueline J. Mettee

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STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 10th day of April A. D. 1980 at 2:35 o'clock PM., and

fully recorded in Vol. M80, of Deeds on Page 6801

Wm D. MILNE, County Clerk

Fee \$7.00

By Susantha Mettee