

85326

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WARRANTY DEED

IN LIEU OF FORECLOSURE

ALBERT STEPHEN DERHEIMER and DEBRA LYNN DERHEIMER, Grantor, conveys and warrants to BENNIE J. SCHULTZ and JEAN SCHULTZ, Grantee, the real property described in Exhibit A, attached hereto, free of encumbrances except as specifically set forth herein.

Grantor covenants expressly exclude encumbrances or other interests as follows: Rights of the public in and to any portion of the described premises lying within the limits of streets, roads or highways.

The true consideration for this conveyance is \$none plus other value given. This deed is given in lieu of foreclosure of a land sale contract between the parties, which contract Grantor is unable to continue to pay.

DATED this 4~~th~~ day of June, 1980.

Albert Stephen Derheimer
ALBERT STEPHEN DERHEIMER

Debra Lynn Derheimer
DEBRA LYNN DERHEIMER

STATE OF OREGON)

County of (Washington) ss:

Personally appeared the above named Albert Stephen Derheimer and Debra Lynn Derheimer, and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 4th day of June, 1980.

Dorothy Waldron
Notary Public for Oregon
My commission expires: 10-24-80

Until a change is requested, all tax statements shall be sent to the following address: Bennie J. & Jean Schultz, 125 East 29th Place, Eugene, Oregon 97405.

Young, Loan, Cars & Selt
South Park Bldg. Ste 200
131 East Broadway
Eugene, Or 97401
Warranty Deed - 1

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DESCRIPTION

Beginning at a point 660 feet West of the Southeast corner of the Southwest quarter of the Northeast quarter of Section 25, Township 24 South, Range 8 E.W.M., Klamath County, Oregon; thence North parallel with the East line of such Southwest quarter of the Northeast quarter 1320 feet more or less, to the North line of such Southwest quarter of the Northeast quarter; thence West along the North line of such Southwest quarter of the Northeast quarter 220 feet; thence South parallel with the East line of such Southwest quarter of the Northeast quarter 1320 feet more or less, to the South line of such Southwest quarter of the Northeast quarter; thence East along the South line of such Southwest quarter of the Northeast quarter 220 feet to the Point of Beginning.

EXCEPTING THEREFROM, any portion thereof lying northerly of the southerly boundary of the following described property: Beginning 660 feet West and 440 feet South of the Northeast corner of the Southwest quarter of the Northeast quarter of Section 25, Township 24 South, Range 8, E.W.M.; thence West parallel with the North line of such Southwest quarter of the Northeast quarter 218 feet; thence South parallel with the East line of such Southwest quarter of the Northeast quarter 440 feet; thence East parallel with the North line of such Southwest quarter of the Northeast quarter 219 feet; thence North parallel with the East line of such Southwest quarter of the Northeast quarter 440 feet to the Point of Beginning;

RESERVING THEREFROM the East 25 feet for road purposes and utility easements, in Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 9th day of June A. D. 19 80 at 2:45 o'clock P. M., and

fully recorded in Vol. M80, of Deeds on Page 10524

W. D. MILNE, County Clerk

By Sumner H. H. H.

Fee \$7.00

EXHIBIT A