

K-32903

85398

Vol. 780 Page 10629
STATE OF OREGON

WHEN RECORDED MAIL TO:

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
635 MAIN STREET
KLAMATH FALLS, ORE. 97601

(Don't use this
space; reserved
for recording
label in coun-
ties where
used.)

County of _____ ss.

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
filing fee number _____, Rec-
ord of Deeds of said County.

Witness my hand and seal of County
affixed.

Title
By _____ Deputy

MAIL TAX STATEMENTS TO:

FORNEY W. SCRONCE
KARL D. SCRONCE
LINDA D. SCRONCE
P.O. BOX 221
MERRILL, OREGON 97633

WARRANTY DEED

15
2
PH 10
JUN 19
80
FREDERIC SCHILDMEYER and ROBERTA SCHILDMEYER, husband and wife,

GRANTOR, conveys and warrants to

FORNEY W. SCRONCE, as to an undivided 1/3 interest; KARL D. SCRONCE, as to an undivided
1/3 interest; and LINDA D. SCRONCE, as to an undivided 1/3 interest,

GRANTEE, the following described real property situate in KLAMATH County, Oregon, free of encumbrances except as
specifically set forth below:

Government Lots 5, 6, and 7; the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ lying West of
the State Highway, all in Section 6; Lots 1, 2, and 3 and the E $\frac{1}{2}$ NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section
7; all in Township 37 South, Range 9 East, Willamette Meridian.

Lot 1, Section 1, and Lots 1, 2, and 3 of Section 12, all in Township 37 South, Range
8 East, Willamette Meridian.

ALSO, an undivided 3/4 interest in that portion of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 6, Township
37 South, Range 9 East, Willamette Meridian, lying Northeasterly of the State Highway.

IN ADDITION, and as fixtures of the above described real property, the following are
included: Two fuel tanks; One 1971 Fleetwood mobile home, Serical No. S12605; and One 1972
Prestige mobile home, Serial No. 32456S2965.

SUBJECT TO: (CONTINUED ON REVERSE SIDE)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 650,000.00. However,
the actual consideration consists of or includes other property or value given or promised which is [part of the] ~~XXXXXX~~
consideration. Exchange of real property of \$442,000.00; \$150,247.15 assumption of debt; and
In construing this deed and where the context so requires, the singular includes the plural. \$57,752.85 cash.

Dated this 21st day of May, 19 80.

Frederic Schildmeyer
FREDERIC SCHILDMEYER

Roberta Schildmeyer
ROBERTA SCHILDMEYER

STATE OF OREGON, County of Klamath) ss.

Personally appeared the above named

FREDERIC SCHILDMEYER and ROBERTA SCHILDMEYER, husband and wife,

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

Before me:

Kirstine L. Prock
Notary Public for Oregon

My commission expires 12/16/80

(Official Seal)

KIRSTINE L. PROCK
NOTARY PUBLIC — OREGON

My Commission Expires _____

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GIACOMINI, JONES & ASSOCIATES
ATTORNEYS AT LAW
A PROFESSIONAL CORPORATION
635 MAIN STREET
KLAMATH FALLS, OREGON 97601

PROPERTY DESCRIPTION, CON'T.:

SUBJECT TO:

10630

1. Terms and conditions of special assessment as farm use and the right of Klamath County, Oregon, to additional taxes in the event said use should be changed, which obligations Scronce assumes and agrees to pay and perform.
2. Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water line of Klamath Lake and in and to said water.
3. Rights of the public in and to any portion of the herein described property lying within the boundaries of public roads or highways.
4. Agreement, including the terms and provisions thereof, between John Hagelstein and Wm. G. Hagelstein, et al, and The California-Oregon Power Company, a California corporation, recorded in Vol. 91, Page 75, Deed Records of Klamath County, Oregon.
5. Agreement, including the terms and provisions thereof, between John Hagelstein, et al, and The California-Oregon Power Company, dated Feb. 24, 1930, recorded March 15, 1930, in Vol. 91, Page 78, Deed Records of Klamath County, Oregon, pertaining to control of water of Upper Klamath Lake and damages which may arise therefrom.
6. Reservations, limitations and grant of easement, including the terms and provisions thereof, in deed executed by William R. Hagelstein and Hazel Hagelstein, husband and wife, to the State of Oregon, by and through its State Highway Commission, dated March 20, 1948, recorded May 14, 1948, in Vol. 220, Page 395, Deed records of Klamath County, Oregon.
7. Terms and provisions in deed executed by William G. Hagelstein and Hazel Hagelstein, husband and wife, to State of Oregon, by and through its State Highway Commission, dated March 21, 1950, recorded March 29, 1950, in Vol. 237, Page 565, Deed Records of Klamath County, Oregon.
8. Lease, including the terms and provisions thereof, between Central Pacific Railway Company, lessor, and Southern Pacific Company, lessee, dated April 19, 1950, recorded August 4, 1950, in Vol. 241, Page 72, Deed Records of Klamath County, Oregon.
9. An easement created by instrument, including the terms and provisions thereof, in favor of Wm. G. Hagelstein and Hazel Hagelstein, dated July 31, 1950, recorded Aug. 9, 1950, in Vol. 241, Page 148, Deed Records of Klamath County, Oregon, for right of way over Lots 5 & 6, SW $\frac{1}{4}$ NW $\frac{1}{4}$, NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 6, Township 37 S., R. 9 E.W.M.
10. Easement and right of way, including the terms and provisions thereof, given by Scott Warren, et ux, to The California-Oregon Power Company, dated Feb. 16, 1951, recorded Feb. 23, 1951, in Vol. 245, Page 395, Deed Records of Klamath County, Oregon.
11. Limited Access in deed to State of Oregon, by and through its State Highway Commission, recorded November 20, 1951, in Vol. 257, Page 405, Deed Records of Klamath County, Oregon, which provides that no right or easement or right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
12. Agreement, including the terms and provisions thereof, from William G. Hagelstein and Hazel Hagelstein to Klamath County, Oregon, recorded Dec. 13, 1961, in Vol. 334, Page 329, Deed Records of Klamath County, Oregon, for the purpose of a park.
13. Lease, including the terms and provisions thereof, between Central Pacific Railway Company, lessor, and Southern Pacific Company, lessee, dated April 19, 1950, recorded June 23, 1953, in Vol. 261, Page 421, Deed Records of Klamath County, Oregon.
14. Mortgage, including the terms and provisions thereof, executed by Albert W. Schmeck and Vada Schmeck, husband and wife, to The Federal Land Bank of Spokane, a corporation, dated Sept. 7, 1972, recorded Sept. 18, 1972, in Vol. M-72, Page 10499, Mortgage Records of Klamath County, Oregon, to secure the payment of \$160,000.00, which Grantee agrees to assume and pay and perform according to the terms thereof, by the acceptance and recordation of this deed.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 10th day of June A.D., 19 80 at 2:15 o'clock P M., and duly recorded in Vol. M80 of Deeds on Page 10629.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernetha A. Hetch Deputy