

91085

WARRANTY DEED

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19717

KNOW ALL MEN BY THESE PRESENTS, That

Thomas P. Schram and G. Jean Schram, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Michael F. Schmeck

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:

Lots 6 and 7 in Block 10, BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 lanf, 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 \$ 19,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols @, 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 7th day of October, 19 80; 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)

Thomas P. Schram
Thomas P. Schram

G. Jean Schram
G. Jean Schram

STATE OF OREGON,

County of Klamath

10-7-

19 80

STATE OF OREGON, County of) ss.

Personally appeared) and

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 be-
half 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:

(OFFICIAL
SEAL)(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires July 13, 1981

Notary Public for Oregon

My commission expires:

Thomas P. Schram and G. Jean Schram

GRANTOR'S NAME AND ADDRESS

Michael F. Schmeck

4300 Carlon Way

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,

County of

I certify that the within instru-
ment 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

1. Taxes for the fiscal year 1980-1981, a lien, not yet due and payable.

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2. Taxes for the fiscal year 1979-1980, due and payable.

Amount: \$309.93, plus interest. Account No.: 1-3313 Tax Lot 1-1

3. Sewer and water use charges, if any, due to the City of Klamath Falls.

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 10, 1956 in Volume 12, page 250, Misc. Records of Klamath County, Oregon, and Modification thereof, recorded July 9, 1959 in Volume 314, page 80, Deed Records of Klamath County, Oregon.

5. Right of Way for electric power transmission lines and incidentals as conveyed from the United States of America to the California Oregon Power Company by instrument recorded April 12, 1954 in Volume 266, page 316, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss. :

I hereby certify that the within instrument was received and filed for record on the 9th day of October A.D., 19 80 at 2:07 o'clock P.M., and duly recorded in Vol M80, of Deeds on Page 19717.

FEE \$7.00

WM. D. MILNE, County Clerk

By Bernice H. Hetch Deputy