

1-1-74

91422

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

RALPH S. SCHUSTER and GERT SCHUSTER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by RALPH S. SCHUSTER & GERT SCHUSTER

husbd & wife and SUSAN M. CAPOBIANCO, unmarrrd. wmn. JNTOWNRS. w/right of survivorship 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:

Beginning at a point on the North Line of Home Avenue, 50 feet East from the Southeast corner of Lot 1 in Block 25 of INDUSTRIAL ADDITION TO KLAMATH FALLS, OREGON; thence Easterly along the North Line of Home Avenue 50 feet; thence due North to the South Line of the right of way of the main canal of the U.S.R.S.; thence North - westerly along the Southerly Line of said right of way to a point due North of the point of beginning; thence due South to the point of beginning, being a portion of that part of the NE 1/4 NE 1/4 of Section 33, Township 38 South, Range 9 East of the Willamette Meridian, lying South and West of the main canal of the U.S.R.S.

(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

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 \$ none. 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 93.030.)

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 17th day of October, 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)

Ralph S. Schuster
Gert Schuster

STATE OF OREGON, County of KLAMATH } ss. October 17th, 1980

STATE OF OREGON, County of } ss. 19

Personally appeared the above named RALPH S. SCHUSTER and GERT SCHUSTER, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

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: [Signature] Notary Public for Oregon My commission expires: 10-24-81

Notary Public for Oregon My commission expires:

RALPH S. SCHUSTER and GERT SCHUSTER 308 South Seventh Street Klamath Falls, Ore. 97601 GRANTOR'S NAME AND ADDRESS

RALPH S. and GERT SCHUSTER, husbd & wife and SUSAN M. CAPOBIANCO, unmarried woman Joint-Owners with right of survivorship GRANTEE'S NAME AND ADDRESS

FIRST FEDERAL SAVINGS 540 Main Street, Klamath Falls, Ore. 97601 NAME, ADDRESS, ZIP

FIRST FEDERAL SAVINGS 540 Main Street, Klamath Falls, Ore. 97601 NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of October, 1980 at 3:25 o'clock P.M., and recorded in book/reel/volume No. M-80 on page 20295 or as document/fee/file/instrument/microfilm No. 91422 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk

By Regeline D. Mettee Deputy

Fee \$3.50

350 cash