

93896

WARRANTY DEED

Vol. 178 Page 24541



KNOW ALL MEN BY THESE PRESENTS, That GEORGE A. SCHRIEBER and BILLEE C. SCHRIEBER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE SIVACHENKO and CATHERINE V. SIVACHENKO, husband and wife, 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:

A parcel of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 22, Township 39 S., R. 9 E.W.M., more particularly described as follows: Beginning at a cased monument marking the Southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$ , Section 22, said monument being the intersection of the center lines of Washburn Way and Joe Wright Road; thence N. 0°14' E. along the center line of Washburn Way a distance of 415.5 feet to a point; thence S. 89°25' E. a distance of 30.0 feet to a 5/8" iron pin marking the true point of beginning of this description; thence continuing S. 89°25' E. a distance of 291.55 feet to the Southwesterly right of way line of the Modoc Northern Railroad; thence N. 33°33'30" W. along said right of way line a distance of 524.15 feet to a point on the East line of Washburn Way; thence S. 0°14' W. along said East line a distance of 433.85 feet, more or less, to the point of beginning. SUBJECT TO: (1) 1980-81 real property taxes. (2) Acreage and use limitations under provisions of United States Statutes and regulations

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (CONTINUED ON REVERSE)

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 herein,

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 \$27,000.00.

~~However, the actual consideration consists of the inclusion of other property or value given or promised which the whole consideration (including which) is the sum of \$27,000.00, and the balance of the consideration is in cash.~~

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 16th day of December, 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)

*George A. Schriever*  
*Billee C. Schriever*

STATE OF OREGON, )  
County of KLAMATH ) ss.  
December 16, 1980

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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 \_\_\_\_\_

Personally appeared the above named GEORGE A. SCHRIEBER and BILLEE C. SCHRIEBER, husband and wife,

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

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, *Steven Baldwin*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 5/13/81

Before me, \_\_\_\_\_  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
George A. Schriever, Billee C. Schriever  
GRANTEE'S NAME AND ADDRESS  
Eugene Sivachenko, Catherine V. Sivachenko  
After recording return to:  
Sumo  
NAME, ADDRESS, ZIP  
Eugene Sivachenko  
P. O. Box 22  
Redding, California 96001  
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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of \_\_\_\_\_ County affixed \_\_\_\_\_  
NAME TITLE  
By \_\_\_\_\_ Deputy

24542

issued thereunder. (3) Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts and water and irrigation rights in connection therewith, (4) Mortgage, including the terms and provisions thereof, given by George A. Schrieber, et ux, (to First Federal Savings & Loan Association of Klamath Falls, a federal corporation, dated January 4, 1973, recorded January 16, 1973, in Volume M-73, Page 528, Microfilm records of Klamath County, Oregon. (5) Easement, including the terms and provisions thereof, given by George A. Schrieber, et ux, to Pacific Northwest Bell Telephone Company, dated May 15, 1979, recorded June 20, 1979, in Volume M-79, Page 14614, records of Klamath County, Oregon.

STYLE OF GIBSON

IN SENATE, FEBRUARY 21, 1917.  
 STATE OF OREGON; COUNTY OF KLAMATH, ss.  
 I, the undersigned, Clerk of the County of Klamath, Oregon, do hereby certify that the foregoing is a true and correct copy of the original of the same as the same appears in the records of the County of Klamath, Oregon.

On record of request of Klamath County Title Co.  
18th day of Dec. 1964

18th day of December, A. D. 1980 at 12:42 o'clock, P. M., and  
recorded in Vol. M80, of Deeds

on Page 2454]

Wm D. MILNE, Recorder, County Clerk

Fee \$7.00

STATE OF OREGON

24114 carbonyl (6.60)  
114 exothermic at 100°C

01261-01-42 00124-01 01261-01

in January, 1952, the donor was executed the instrument this 10th day of December, 1951, in which he agreed to make the biological person abba, edna, to collaborate and to maintain in continuing the said and makes the contract to render the said

106-177-000

[illegible]

THE UNIVERSITY OF CHICAGO

control is (continually) asked in the name of the social business movement.

and said that after consulting to and with said business and business's heirs, successors and assigns, he  
to have and to hold the same unto the said business and business's heirs, successors and assigns, forever.

THE ABOVE INFORMATION CONTAINS INFORMATION OF A NATURE THAT DISCLOSURE OF IT COULD BE DETRIMENTAL TO THE NATIONAL DEFENSE (CONTINUED ON REVERSE)

[illegible][illegible]

DESCRIPTION: AERIAL CONSTRUCTION 2: 28.02. E. A DISTANCE OF 101.02

[illegible]

...the ... ..

[illegible]

... and since of October described as follows: ...

STANLEY A. STAVCHENKO, UNDERSTANDING THE

KNOW ALL MEN BY THESE PRESENTS, THAT

3802/R 32041 GEORGE W. SCHMIDTKE JR. BIRTH 01  
MARRIAGE DEED 1920-1921

10-633-MYERSVILLE DEED (U.S. DEPT. OF AGRICULTURE)