

1-1-74

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WARRANTY DEED - TENANTS BY ENTIRETY

Vol. 178 / Page 3218

KNOW ALL MEN BY THESE PRESENTS, That ROBERT L. FIKE AND MARY E. FIKE

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GERALD W. SCHUELLER AND EVA M. SCHUELLER, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A portion of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as described in the attached Exhibit "A".

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, or highways.
2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Klamath Lake.
3. Reservations and restrictions, including the terms and provisions thereof, as contained in Agreement from Carlos Blair to The California Oregon Power Company recorded in Volume 65, page 580, Deed Records of Klamath County, Oregon, for construction and operation of a dam. (With other property)

(for continuation of these exceptions, see reverse side)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances, except as noted of record as of the date of this deed and those apparent upon the land, 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 \$29,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (if so stated, delete 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 28th day of January, 1981, 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)

STATE OF OREGON, County of Klamath, ss. Robert L. Fike and Mary E. Fike, January 28, 1981.

Personally appeared the above named Robert L. Fike and Mary E. Fike

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

Before me, Janet B. Kalita, Notary Public for Oregon, My commission expires 12-25-82.

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 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, Notary Public for Oregon, My commission expires:

(OFFICIAL SEAL)

Robert L. Fike & Mary E. Fike

GRANTOR'S NAME AND ADDRESS
Gerald W. & Eva M. Schueller
221 Clifton Avenue
San Carlos, CA 94070

GRANTEE'S NAME AND ADDRESS
After recording return to:
Gerald W. & Eva M. Schueller
221 Clifton Avenue
San Carlos, CA 94070

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Gerald W. & Eva M. Schueller
221 Clifton Avenue
San Carlos, CA 94070

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.

SPACE RESERVED FOR RECORDER'S USE

NAME TITLE
By Deputy

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A portion of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as described in the attached Exhibit "A".

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, or highways.

2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Illinois Lake.

3. Reservations and restrictions, including the terms and provisions thereof, as contained in Agreement from Charles Blair to The California Oregon Power Company recorded in Volume 65, page 580, Deed Records of Klamath County, Oregon, for construction and operation of a dam. (With other property)

(for continuation of these exceptions, see reverse side)

To Have and to Hold the above described and granted premises unto the said grantee as tenants by the en-

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To be set as noted as excess

of this deed.

1981 has

(exceptions continued from front side)

4. Grant of Right of Way, including the terms and provisions thereof, from Carlos Blair to The California Oregon Power Company, a California corporation, for pole and wire lines and appurtenances, recorded September 27, 1939 in Volume 124, page 510, Deed Records of Klamath County, Oregon. (With other property)

5. Reservations as contained in instrument recorded in Volume 306, page 304, Records of Klamath County, Oregon.

6. Reservations and restrictions as contained in Land Status Report recorded in Volume 308, page 439 and Volume 311, page 136, Deed Records of Klamath County, Oregon.

7. Grant of Right of way, including the terms and provisions thereof, granted to the California Oregon Power Company, for pole and wire lines, recorded in Volume 320, page 204. Records of Klamath County, Oregon. (With other property)

[illegible]

(OFFICIAL)
(SECRET)

My commission expires:

County of _____
State of _____
January 28, 1981

Robert J. Fike and Mary R. Fike
Formerly appeared the above named

which has the same effect as the other two.

[Handwritten signature]

United Public for Oregon
600 Commercial Street
Portland, Oregon 97208

Robert J. Mike & Mary E. Mike

Gerald W. & Eva M. Schuller

001 CLETON AVENUE

referred to as "The 1944-45 Season"

CHURCH AVENUE 122

2000-01-01

ref 100122 M BYM 3 11 11000

CONFIDENTIAL

07022 AD 201702 000

EXHIBIT "A"
DESCRIPTION

3220

The Northerly 300 feet of that certain parcel of land situated in Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 564 feet West of the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence West of South approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by deed dated May 23, 1936, approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning, being all that part of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Blair Knight by deed mentioned above.

EXCEPTING the Northerly 200 feet thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 24th day of February A. D. 19 81 at 10:40 o'clock AM., and
duly recorded in Vol. M81, of Deeds on page 3218.

EYLYN BIEHN, County Clerk
By Bernetha Deloach

Fee \$10.50