

1-1-74

1361

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Lyn M. Wandell, who acquired title as Lyn M. Pollard

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James R. Schumacher, 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:

That that portion of Lot 26 in Block 12 of STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of said Lot, running thence West 200 feet to the Southwest corner of said Lot; thence North 01°32'01" to the Northwest corner of said Lot; thence East along the North line of said Lot, 100 feet; thence South parallel with the East line of said Lot 38 feet; thence East parallel with the North line of said Lot 100 feet; thence South 0°54'01" to the place of beginning. Being all of said Lot except a tract of land 38 feet by 100 feet in the Northeast corner thereof.

(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 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 \$ 4,850.00

and the actual consideration consists of the sum of four thousand eight hundred and no/100 dollars, which is the whole consideration which the grantor has received from the grantee.

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 11 day of April, 1978; 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)

Lyn M. Wandell

STATE OF OREGON,
County of HAWAII, ss.
April 11, 1978

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 _____

Personally appeared the above named
LYN M. WANDELL

and acknowledged the foregoing instrument to be HER 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:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: Feb. 27, 1981

Notary Public for Oregon

My commission expires:

Lyn M. Wandell
c/o General Delivery
Honokaa, HI 96327

GRANTOR'S NAME AND ADDRESS

James R. Schumacher 734-C E. 14th
3224 Cortez Street EUGENE, OR
Klamath Falls, Oregon 97601 97401

GRANTEE'S NAME AND ADDRESS

After recording return to:
James J. Spindor
136 North Third Street, Suite B
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

James R. Schumacher 15 ABOVE
3224 Cortez Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 25th day of June, 1981, at 4:02 o'clock P.M., and recorded in book M81 on page 11544 or as file/reel number 1361.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn-County Clerk
By Bernetha J. Letcho Recording Officer Deputy

Fee \$3.50

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350