

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
G. Jean Schram  
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:

The following described real property is situated in Klamath County, Oregon:

Beginning at a point 567.5 feet Northerly from the NW corner of the SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 13, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and running thence Northerly along the section line between Section 13 and 14 of said Township and Range 427.0 feet; thence North 76°26' East 96.1 feet; thence South 40° 07' East 703.5 feet to the Northerly right of way line of the Klamath Falls-Ashland Highway; thence South 49° 53' West 350.3 feet; thence North 40° 07' West 411.8 feet to the point of beginning and lying in the NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of said Section 13, Township 39 South, Range 8 East of the Willamette Meridian, 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 land, if any as of the date of this deed.

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 \$10,000.00. 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).

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 15 day of August, 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.

Thomas P. Schram  
Thomas P. Schram

(If executed by a corporation, affix corporate seal)

STATE OF CALIFORNIA  
County of LOS ANGELES  
8-15, 1981

STATE OF OREGON, County of ss. 19

Personally appeared the above named Thomas P. Schram

Personally appeared 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 acknowledged the foregoing instrument to be his 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: Notary Public for Oregon  
My commission expires: 4-21-85

Before me: Notary Public for Oregon  
My commission expires: APR 21, 1985



Thomas P. Schram  
10001 West Frontage Road, Space 10  
South Gate, Calif. 90280

G. Jean Schram  
Route 3 Box 239  
Klamath Falls, Oregon 97601

After recording return to: as above

NAME, ADDRESS, ZIP

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

per grantee

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 on page or as file/reel number.

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

Recording Officer  
By Deputy

SPACE RESERVED FOR RECORDER'S USE

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

1. Taxes for the fiscal year 1981-1982, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Plevna District Improvement Company.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
Dated: September 28, 1977  
Recorded: September 30, 1977  
Volume: M77, page 18589, Microfilm Records of Klamath County, Oregon  
Amount: \$44,000.00  
Mortgagor: Thomas P. Schram and G. Jean Schram, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-M73536)
5. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

6.  
Dated: February 22, 1978  
Recorded: February 22, 1978  
Volume: M78, page 3368, Microfilm Records of Klamath County, Oregon  
Amount: \$8,000.00  
Mortgagor: Thomas P. Schram and G. Jean Schram, husband and wife  
Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (M83058)

7. A Judgment for the amount herein stated and any other amounts due,  
Payor: Thomas P. Schram  
Payee: Glenna J. Schram  
Amount: Klamath County Records show payments as current. An additional \$150.00 will become due August 11, 1981 and each month thereafter.

8. Notice of Claim of Attorney's Lien recorded March 23, 1981 in Volume M81, page 5226, Microfilm Records of Klamath County, Oregon.  
In favor of: Mel Kosta  
Debtor: Glenna J. Schram  
Amount: \$677.50, plus interest, if any

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 19th day of August A.D. 19 81 at 2:22 o'clock P. M., and  
duly recorded in Vol. M81, of Deeds on Page 14797

EVELYN BIEHN, County Clerk  
By Bernetha A. Keloch

Fee - \$7.00