

658905

MTC-10858-L

WARRANTY DEED

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20070

KNOW ALL MEN BY THESE PRESENTS, That Roger W. Schooler, Cheryl A. Schooler, Dale Baxter and Audrey M. Baxter, dba Farmers Lumber Co., hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard C. Schader and Robin M. Schader, husband and wife 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:

Lots 19 and 20, HIGHLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon EXCEPTING THEREFROM those portions conveyed to the State of Oregon, by and through its Department of Transportation Highway Division, by instruments recorded July 12, 1971 in Volume M71, page 7196, and August 24, 1973 in Volume M73, page 11479, Microfilm Records of Klamath County.

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 \$ 150,000.00

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) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.039.)

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 November, 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.

Dale Baxter, By Ann Schooler, no attorney in fact
Audrey M. Baxter, By Ann Schooler, no attorney in fact

Roger W. Schooler, By Cheryl Ann Schooler, her attorney in fact
Cheryl A. Schooler

STATE OF OREGON, County of Klamath, ss. November 16, 1981

Cheryl A. Schooler as Power of Att. for Personally appeared the above named Roger W. Schooler and Cheryl A. Schooler for herself and as power of attorney for Dale Baxter and Audrey M. Baxter 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.

Notary Public for Oregon
My commission expires: 7/13/85

Notary Public for Oregon
My commission expires:

Roger W. Schooler and Cheryl A. Schooler
7992 Short Road
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
Richard C. Schader Robin M. Schader
P.O. Box 218
Mac-Doel, Calif. 96058

GRANTEE'S NAME AND ADDRESS
After recording return to:
as above
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
as above
NAME, ADDRESS, ZIP

STATE OF OREGON, County of ss.

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.

By Recording Officer Deputy

SUBJECT TO:

20071

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

The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

Assessments, if any, due to the City of Klamath Falls, for water use.

The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

A 20 foot building setback from South 6th Street and Western Street as shown on dedicated plat.

Irrigation lateral along the Easterly lot line of Lot 20 and the Northeasterly lot line of Lot 20 as shown on dedicated plat.

Reservations as contained in plat dedication, to wit:

"dedicate, donate and convey to the Public for public use forever, the roads and the irrigation laterals shown and drains shown on "HIGHLAND PARK" as platted hereon. Subject to setback line shown on plat, and easements over all lots for future sewers."

An Agreement, including the terms and provisions thereof, recorded March 5, 1941, Deed Records of Klamath County, Oregon, given by John Hasy and Nettie A. Hasy to Enterprise Irrigation District, concerning irrigation water, recorded in Volume 136, page 1, Deed Records of Klamath County, Oregon.

Limited access provisions contained in Deeds to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

Recorded: July 12, 1971

Volume: M71, page 7196, Microfilm Records of Klamath County, Oregon (Affects Lot 20)

Recorded: August 24, 1973

Volume: M73, page 11479, Microfilm Records of Klamath County, Oregon (Affects Lot 19)

Easements and restrictions as contained in Deeds recorded in Volume M71, page 7196, and Volume M73, page 11479, all Microfilm Records of Klamath County, Oregon.

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: March 17, 1977

Recorded: March 18, 1977

Volume: M77, page 4622, Microfilm Records of Klamath County, Oregon

Amount: \$68,000.00

Mortgagor: Roger W. Schooler and Cheryl A. Schooler and Dale Baxter and Audrey M. Baxter, dba Farmers Lumber Company

Mortgagee: First Federal Savings and Loan Association of Klamath Falls

SAID MORTGAGE BUYER AGREES TO ASSUME AND PAY.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 17 day of November A.D. 19 81 at 2:45 o'clock PM
duly recorded in Vol. M 81, of Deeds on a 20070

Fee \$8.00

By Evelyn Biehn, County Clerk