

KNOW ALL MEN BY THESE PRESENTS, That LINDA LEE SCHMIDT who acquired title as LINDA LEE MILLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LYLE B. WANGEMAN, JR. and NORMA L. WANGEMAN, 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 tract of land situated in the NW 1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and located South 00° 01' 40" West 829.44 feet from the Northwest corner of said Section 28; thence South 89° 58' 20" East 840.17 feet; thence South 00° 01' 40" West 491 feet, more or less, to the South line of the NW 1/4 of said Section 28; thence Westerly along the South line of the NW 1/4 of said Section 28, 840 feet, more or less, to the Southwest corner of said NW 1/4; thence North 00° 01' 40" East 491.70 feet to the point of beginning.

EXCEPTING THEREFROM the following:

- continued on the reverse side of this deed -
(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 side 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 \$10,800.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$10,800.00. (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 30 day of August, 1982; 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.

Linda Lee Schmidt
LINDA LEE SCHMIDT

(If executed by a corporation, affix corporate seal)

STATE OF OREGON }
County of CLARK } ss.
August 30, 1982

STATE OF OREGON, County of) ss.
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Personally appeared and

Personally appeared the above named LINDA LEE SCHMIDT

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

ment to be...
(OFFICIAL SEAL)
DIANA L. MITROS
NOTARY PUBLIC - STATE OF OREGON
COUNTY OF CLARK
My commission expires 2-15-83

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)
Notary Public for Oregon
My commission expires:

Ms. Linda Lee Schmidt
5050 Tamarus St., #29
Las Vegas, NV 89109
GRANTOR'S NAME AND ADDRESS

Mr. Lyle B. Wangeman
8121 Tingley Lane
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

- continued from the reverse side of this deed -

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and located South 00° 01' 40" West 859.44 feet from the Northwest corner of said Section 28; thence South 89° 58' 20" East 422 feet; thence South 00° 01' 40" West 461 feet, more or less, to the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28; thence Westerly along the South line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 28, 422 feet, more or less, to the Southwest corner of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, thence North 00° 01' 40" East 461.70 feet to the point of beginning.

SUBJECT TO:

1. Taxes for the fiscal year 1982-1983, 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 Klamath Irrigation District.
3. The premiese herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
4. Terms and provisions of instrument recorded July 24, 1970, in Volume M70, page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District".
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads, or highways.
6. Pumping contract between United States of America and Nellie E. Shulmire, contractor and Erwin A. Shulmire, contractor, recorded July 30, 1928, in Volume 82, page 90, Klamath County Records.
7. Pumping contract between United States of America and Julian R. and Alice T. Abbott, contractors, recorded April 6, 1943, in Deed Book 154 at page 259, Records of Klamath County, Oregon.
8. An easement for road purposes over the following described property for light vehicle use only:

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Section 28, said point being in Tingley Lane and located South 00° 01' 40" West 829.44 feet from the Northwest corner of said Section 28; thence South 89° 58' 20" East 422 feet; thence South 00° 01' 40" West 30 feet; thence West 422 feet to a point, thence North 00° 01' 40" East 30 feet to the point of beginning.

9. An 8 foot easement along the Southerly boundary a distance of 720 feet, in length from the Southwest corner of the above described parcel.
10. Covenants, conditions and restrictions as contained in Deed from Everett Leach and Wayne M. Cole as grantors and David Lee Kent and Karen A. Kent, husband and wife as grantees, recorded September 29, 1972 in Volume M72, page 11081, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 1 day of Sept A.D. 19 82 at 11:23 o'clock A.M.

duly recorded in Vol. M 82, of Deeds on p. 11519

Fee \$8.00

By Joyce McShane EVLYN BROWN, Count