

31446

TA-8-38-26916-0  
WARRANTY-DEED (INDIVIDUAL)Vol. M83 Page 21086

JOHN M. SCHOONOVER and ARBA F. SCHOONOVER, husband and wife

, hereinafter called grantor, convey(s) to  
EARL K. ALLISON and IRENE M. ALLISON, husband and wifeof Klamath, State of Oregon, described as:

'83 DEC 9 PM 3 47

The N $\frac{1}{2}$ W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 22, Township 36 South, Range 12 East of the  
Willamette Meridian, in the County of Klamath, State of Oregon.RESERVING to the Grantor, the right for ingress, egress and electric  
utility use a 30 foot easement along and adjacent to the West boundary  
lying South of Highway 140.

EKA. IM-a. Jmb. A.T.S.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY  
PARTICULAR USE MAY BE MADE OF THE PROPERTY  
DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD  
CHECK WITH THE APPROPRIATE CITY OR COUNTY  
PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except \_\_\_\_\_

See Attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 4,000.00.

\*\*

Dated this 1st day of December, 19 83John M. Schoonover.  
Arba F. SchoonoverSTATE OF OREGON, County of Klamath ) ss.On the 9<sup>TH</sup> day of December, 19 83 personally appeared the above named  
John M. Schoonover and Arba F. Schoonover and acknowledged the foregoing  
instrument to be their voluntary act and deed.

Before me:

Susan C. Patzke  
Notary Public for Oregon  
My commission expires: 11-2-86\* The dollar amount should include cash plus all encumbrances existing against the property to which the  
property remains subject or which the purchaser agrees to pay or assume.\*\* If consideration includes other property or value, add the following: "However, the actual consideration  
consists of or includes other property or value given or promised which is part of the/the whole  
consideration." (Indicate which)

## WARRANTY DEED (INDIVIDUAL)

\_\_\_\_\_  
TO  
\_\_\_\_\_

After Recording Return to:

Tax statements to:  
Mr. + Mrs. Earl K. Allison  
2028 Reclamation  
Klamath Falls, Ore.  
97601

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 \_\_\_\_\_ Records of Deeds of said County.

Witness my hand and seal of County affixed.

\_\_\_\_\_  
Title

By \_\_\_\_\_ Deputy



## EXHIBIT "A"

## SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highways.
2. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 311 at page 632, Deed Records, including Indian Service Road right of way, right of way to Oregon State Highway Department, and Transmission Line Easement to California Oregon Power Co. (Affects Sec. 22, 27, 28, 33 and 34, Twp 36 S., R 12 EWM. and Sec. 3 and 10, Twp 37 S., R 12 EWM.)
3. Excepting, as recorded in Warranty Deed M-69 at page 10597, recorded December 22, 1969, "the right to use jointly with others that certain roadway for the purpose of ingress to and egress from the adjacent land located in Sec. 32, by existing roads from the Klamath Falls-Lakeview Highway, through Sec. 29...and Sections 22, 27, 28 and 33, Twp 36 S., R 12 EWM.
4. Easement for 60' wide roadway across the Northerly boundary South of the Klamath Falls-Lakeview Hwy. as disclosed by Deed December 22, 1978, October 10, 1979 in Book M-79 Page: 23936.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 9th day of Dec. A.D. 19 83  
at 3:47 o'clock P M, and duly  
recorded in Vol. M83 ; of Deeds  
Page 21086  
**EVELYN BIEHN**, County Clerk  
By *Ann Smith* Deputy  
Fee 8.00