

31574

Vol. M83 Page

21364

KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover and Arba F.

Schoonover

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Josephine L. Snyder

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:

Parcel 1: The S $\frac{1}{2}$ of that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of State Highway 97 and Easterly of a dirt road, being more particularly described as follows: Beginning at an iron pin on the intersection of the Westerly right of way of said Highway 97 and the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; thence North 89°14'34" West, 418.97 feet to a point; thence South 10°27' East 370.78 feet to a point; thence South 3°40' West 306.25 feet, more or less, to a point on the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; thence South 89°41'56" East 360.13 feet, more or less, along said South line to an iron pin on the Westerly right of way line of said Highway 97; thence Northerly along said highway right of way to the point of beginning.

(Description continued on back)

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.

(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

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 \$3600.00. However, the actual consideration consists of or includes other property or value given or promised which the whole consideration (indicate which). (The sentence between the symbols ①, 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 13th day of December, 1983, 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)

STATE OF OREGON,

County of Klamath

December 13th, 1983

Personally appeared the above named

John M. Schoonover and

Arba F. Schoonover

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: 9/23/85

John M. Schoonover

Arba F. Schoonover

STATE OF OREGON, County of

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

a corporation, 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:

John M. Schoonover

7740 Cannon

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

J. L. Snyder

P. O. Box 1094

Lake Havasu City, AZ 86403

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. L. Snyder

P. O. Box 1094

Lake Havasu City, AZ 86403

NAME, ADDRESS, ZIP

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

Kenneth C. Heffren

921 Dairy Road

Auburn, Ca. 95603

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/reel/volume No. on page or as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

75 PM 3 11 DEC 83

Parcel 2: The N $\frac{1}{2}$ of that portion of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Westerly of State Highway 97 and Easterly of dirt road; being more particularly described as follows: Beginning at an iron pin on the intersection of the Westerly right of way of said Highway 97 and the North line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; thence North 89°14'34" West, 418.97 feet to a point; thence South 10°27' East, 370.78 feet to a point thence South 3°40' West 305.25 feet, more or less, to a point on the South line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 28; thence South 89°41'56" East, 360.13 feet, more or less, along said South line to an iron pin on the Westerly right of way line of said Highway 97; thence Northerly along said highway right of way to the point of beginning.

Parcel 1 and Parcel 2 comprise approximately 6 acres.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 14th day of Dec. A.D. 19 83
at 3:52 o'clock P M, and duly
recorded in Vol. M83 of Deeds
page 21364

EVELYN BIEHN, County Clerk

By *Sam Smith* Deputy

Fee 8.00

[Faint, mostly illegible text from the reverse side of the document, including names like "JOHN M. SCHROEDER" and "STATE OF OREGON"]

[Faint, mostly illegible text from the reverse side of the document, including "COUNTY OF OREGON"]

[Faint, mostly illegible text from the reverse side of the document, including "COUNTY OF OREGON"]