

Until a change is requested, all tax statements shall be sent to the following address: same as now of record

KCTCO
WARRANTY DEED

CAROLYN J. SCHONCHIN, as Personal Representative of the Estate of Evangeline B. Schonchin, hereinafter referred to as Grantor, does hereby grant, bargain, sell and convey an undivided 6/24 interest in the following described property unto WILLIAM L. GALLAGHER and NADINE F. GALLAGHER, husband and wife, hereinafter referred to as Grantees, their heirs, successors and assigns, as tenants by the entirety, that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows:

The Southeast one-quarter of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: (1) Reservations and restrictions contained in deed from the United State of America to Donald Schonchin, recorded January 6, 1958 in Book 296 at page 514, Deed Records, as follows: "All subsurface rights, except water, are hereby reserved in trust, for the heirs of Eveline Schonchin, deceased, Klamath Allottee No. 446."

(2) The above described property is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States, as contained in Deed recorded January 6, 1958 in Book 296 at page 514.

(3) An easement of sixteen (16) feet in width along the Sellers' existing pipe line, beginning at the location of the Sellers' irrigation pump, located at Whiskey Creek Spring paralleling the Sellers' pipe line on the east side thereof, and running to the subject property herein described for the purpose of ingress and egress, to the pump site, and for maintenance of the pump and pipe line which may be installed by the Buyers, provided that the Grantees herein will bury any pipe line in the ground at sufficient depth to permit Sellers to make farm use of the land over the pipe line.

(4) An easement for ingress and egress 35 feet in width lying Easterly and Northerly of the following described line: Commencing at the point of intersection of the Klamath Falls-Lakeview Highway as it now exists and the Easterly section line of the NW 1/4 SE 1/4 NW 1/4 of Section 31,

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Township 36 South, Range 12 E.W.M.; thence South along said Section line to the South line of said NW 1/4; thence East along said South line of said NW 1/4 to a point 35 feet East of the center of said Section 31. The Easterly and Northerly 5 feet of this easement shall be for installation of utility services.

to have and to hold the same unto Grantees, their heirs, successors and assigns forever.

Grantor hereby covenants to and with said Grantees, their heirs, successors and assigns, that she is lawfully seized in fee simple of the above-granted premises, free and clear of all encumbrances, except those noted above, and that Grantor will warrant and forever defend the above-granted premises and every part and parcel thereof against the lawful demands and claims of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer is \$31,250.00.

The above Grantor acknowledges that the above interest conveyed is all the interest that she as personal representative has in the above-described property and makes no further claims on said property.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 19th day of August, 1981.

Carolyn J. Schonchin
Carolyn J. Schonchin, Personal
Representative for the Estate
of Evangeline B. Schonchin

STATE OF OREGON)
County of Klamath) ss.

Before me this 19th day of August, 1981, personally appeared the above-named CAROLYN J. SCHONCHIN, Pers Rep for Evangeline B. Schonchin Estate, and acknowledged the foregoing instrument to be her voluntary act and deed.

Mary Ann O'Neil
Notary Public for Oregon
My Commission Expires: 11-6-84

(S.E.A.L.)

after recording, return to:

Bill and Nadine Gallagher
Whiskey Creek Ranch
Sprague River, OR 97639

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

on this 20th day of July A.D. 1984
at 3:38 o'clock P M, and duly
recorded in Vol. M84 of Deeds
page 12328

EVELYN BIEHN, County Clerk

By *Berntha A. Detoch* Deputy

Fee \$8.00
1.00