KNOW ALL MEN BY THESE PRESENTS, That FREDERICK W. SCHONCHIN, aka FRED SCHONCHIN, aka FREDERICK WAYNE SCHONCHIN,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William L. Gallagher , hereinafter called and Madine F. Gallagher, 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:

The St of the SEt of Section 30, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. SUBJECT TO: Easements, restrictions, reservations and rights-of-way of record or those apparent on the land.

RESERVING AND EXCEPTING unto Frederick W. Schonchin and Carolyn Joyce Schonchin the right to use the existing white dwelling house and storage shed and aportion of the ban now present upon the property; the right to locate a mobile home upon the property at a place agreed upon by the parties; the right to access to and personal usage of the spring located upon the property; and the right to access to all of the (CONT'D ON REVERSE) 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. above through the existing gate for life. HE SPACE INSUFFICIENT COMTINUE DESCRIPTION ON FEVERSE EIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said granter 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 \$ 40,000.00 MEGING TO COURSE AND THE TEXT NEW YORKS AND AND THE TEXT NO. THE TEXT AND THE TEXT PRINCIPLE CONTROL CONT 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.

Ir Witness Whereof, the grantor has executed this instrument this 20 day of LOCTNOCV , 1984; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Subject Days Colon the order of its board of directors.

FREDERICK W. SCHONCHIN

(If executed ity a corp-offix corporate seel)

STATE OF QREGON.

County of Klamath

Mevensber 38, 1967 Personally appeared the above named FREDERICK M. SCHONCHIN candle con ledged the foregoing instru-

voluntary act and deed. ment to be history

(OFFICIAL / SEAL)

Notary Public for Oreson My commission expires: /1/16/87 STATE OF OREGON, County of

Personally appeared

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

and that the seal affixed to the foregoing instrument is the corporate seal and that the seal attixed to the toregoing instrument is the corporate set of said corporation and that said instrument was signed and sealed in bhalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

SPACE RESERVED

RECORDER S USE

Frederick W. Schonchin P. O. Box 222 Beatty, OR 97621 William and Nadine Gallagher

P. O. Box 898 Sprague River, OR

Uatil a change is requested all tax state

William Leonard Gallagher, III P. O. Box 898 Sprague River, OR 97630

STATE OF OREGON.

County of I certify that the within instrument was received for record on the . . . 19.....

day of o'clock M., and recorded in book reel volume No. .. or as document fee file/ page instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

TITLE

 B_{y}

Deputy

(Cont'd from reverse)

In consideration for the life estate, Frederick W. Schononin and Carclyn Joyce Schononin must maintain a state of harmony with the Gallaghers or their assigns, and realizing that the Gallaghers are running a cattle business, they must not interrupt the operation of that business. The buildings will be maintained in as good as condition, or better. ALSO SUBJECT TO: (1) an easement dated August 7, 1979, recorded August 14, 1979, in Volume M-79, Page 19338, Microfilm Records of Klamath County, Oregon, in favor of Evangeline B. Schonohin for non-exclusive easement for ingress and egress, which was rerecorded on August 31, 1979, in Volume M-79, Page 20853, Microfilm Records of Klamath County, Oregon.

- iei 5.

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