

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CAROLYN JOYCE SCHONCHIN as Conservator for KIRA ELIZABETH SCHONCHIN and JACQUELINE NICOLETTE SCHONCHIN, Minors; DONNA MARIE HICKS; SUE CAROL WINEBARGER; LAUREN JEAN SCHONCHIN; CAROLYN JOYCE SCHONCHIN; and DEENA RAE BRINK, hereinafter called the Grantors, for the consideration hereinafter stated, to Grantors paid by William L. GALLAGHER and Nadine F. Gallagher, Husband and Wife, hereinafter called the Grantee, do hereby grant, bargain, sell and convey unto the said Grantee and Grantee's heirs, successor and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging to or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The W $\frac{1}{2}$ of the NE $\frac{1}{4}$ and the E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 31, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO: (1) an easement dated October 10, 1961, Recorded January 9, 1962, in Volume 335, Page 21, Deed Records of Klamath County, Oregon, in favor of Pacific Power & Light Company, a Maine Corporation, for pole and wire lines; (2) an easement dated February 21, 1968, Recorded February 21, 1968, in Volume M-68, Page 1404, Microfilm Records of Klamath County, Oregon, in favor of Winifred L. Ermich for roadway for ingress and egress; (3) an easement dated November 27, 1973, recorded December 3, 1973, in Volume M-73, Page 15565, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company, a corporation, for electric transmission and distribution line; (4) an easement dated May 6, 1982, recorded May 13, 1982, in Volume M-82, Page 5929, Microfilm Records of Klamath County, Oregon, in favor of Pacific Power & Light Company, for electric transmission and distribution line; and (5) other easements, restrictions, reservations, and rights-of-way of record or those apparent on the land.

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.

To Have and to Hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever. Said Grantors

STATE OF OREGON)
) ss.
County of Klamath)

On this 28th day of November, 1984, personally appeared the above-named Carolyn Joyce Schonchin and acknowledged the foregoing instrument to be her voluntary act and deed.

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My commission expires: 11/16/87

STATE OF OREGON)
) ss.
County of Klamath)

On this 28th day of November, 1984, personally appeared the above-named Donna Marie Hicks and acknowledged the foregoing instrument to be her voluntary act and deed.

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My commission expires: 11/16/87

STATE OF OREGON)
) ss.
County of Klamath)

On this 29th day of November, 1984, personally appeared Sue Carol Winbarger and Donald Michael Ratliff as attorney-in-fact for and acknowledged the foregoing instrument to be her voluntary act and deed.

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My commission expires: 11/16/87

STATE OF OREGON)
) ss.
County of Klamath)

On this 28th day of November, 1984, personally appeared the above-named Lauren Jean Schonchin and acknowledged the foregoing instrument to be her voluntary act and deed.

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My commission expires: 11/16/87

STATE OF OREGON)
) ss.
County of Klamath)

On this 28th day of November, 1984, personally appeared the above-named Deena Rae Brink and acknowledged the foregoing instrument to be her voluntary act and deed.

Kristi L. Redd
NOTARY PUBLIC FOR OREGON
My commission expires: 11/16/87

hereby covenant to and with said Grantee and Grantee's heirs, successors and assigns, that Grantors is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that Grantors 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 \$80,000.00.

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 corporation and to individuals.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 28th day of November, 1984.

Carolyn Joyce Schonchin
Conservator for Kira Elizabeth
Schonchin & Jacqueline Nicolette
Schonchin

Carolyn Joyce Schonchin

Donna Marie Hicks

Sue Carol Winebarger

Lauren Jean Schonchin
Lauren Jean Schonchin

Deena Rae Brink
Deena Rae Brink

STATE OF OREGON)
) ss.
County of Klamath)

On this 28th day of November, 1984, personally appeared the above-named Carolyn Joyce Schonchin, Conservator for Kira Elizabeth Schonchin and Jacqueline Nicolette Schonchin, and acknowledged the foregoing instrument to be her voluntary act and deed.

Kristi L. Ridd
NOTARY PUBLIC FOR OREGON
My commission expires: 11/16/89

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 28th day of November, A.D., 1984 at 11:00 o'clock A.M., and duly recorded in Vol 104, of 22212 on page 22212.

Fee: \$ 13.00

EVELYN BERN, COUNTY CLERK

by: [Signature] Deputy