

43928

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That ROBERT LEON BOYLES and GERMAINE E. BOYLES, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DALE N. SCHEER and WANDA L. SCHEER, husband and wife, 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:

The North  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations as contained in Deed recorded June 4, 1958 in Volume 299, page 616, Deed Records of Klamath County, Oregon, to-wit:  
"Subject to the reservations of all subsurface rights, except water, to the Heirs of Francis Isaacs, their heirs and assigns, under the terms approved by the Secretary of the Interior, March 25, 1946, pursuant to said Act. Subject to such rights as the Pacific Telephone and Telegraph Company may have under the Act of March 3, 1901. (31 Stat. 1083)."

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 except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed.

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 \$6,000.00. However, the actual consideration consists of or includes the property or value given or promised which is the basis of consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. (See O.R.S. 16.01))

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 26th day of July, 1980; 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 \_\_\_\_\_

1980

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:

Personally appeared the above named Robert Leon Boyles and Germaine E. Boyles

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

My Commission Expires: Apr. 19, 1982

Robert Leon & Germaine Boyles  
P.O. Box 2012  
Grove, Oklahoma 74344

GRANTOR'S NAME AND ADDRESS

Dale N. Scheer  
432 Walnut Avenue  
Klamath Falls, Ore. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dale N. Scheer & Wanda L. Scheer

NAME ADDRESS ZIP

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

Dale N. Scheer & Wanda L. Scheer  
432 Walnut Avenue  
Klamath Falls, OR 97601

NAME ADDRESS ZIP

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in book reel volume No. \_\_\_\_\_ on page \_\_\_\_\_ or is document fee file instrument microfilm No. \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed

By \_\_\_\_\_

Deputy

20543

Continued from the front:

3. Reservations set forth in instrument recorded April 5, 1968 in Volume M68, page 2701, Microfilm Records of Klamath County, Oregon, to wit:  
"This conveyance made subject to easement, rights of way of record, those apparent on the land, and a thirty foot wide meandering easement West of existing road for ingress and egress."

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

on this 7th day of December, A.D. 19 68  
at 3:23 o'clock P. M. and a  
recorded in Vol. 20543 of Books  
Page 20543  
**EVELYN BIEHN**, County Clerk  
By Ben Smith Deputy  
Fee 9.00