

OA

44356

WARRANTY DEED

Vol. M77 Page 21361

KNOW ALL MEN BY THESE PRESENTS, That JEFFREY D. REIMANN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Alan J. Schmeits and Linda D. Schmeits, husband and wife, WROS, 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 West 1/3 of the West 1/2 of the South 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 23, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, consisting of approximately 3 1/3 acres; Except for the Southerly 60' thereof reserved for a public access easement.

\*records; reservations, restrictions and easements as contained in Deed recorded 5-3-1977 in Vol. M77, page 9635, Microfilm records of Klamath County, Oregon.

(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 except rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; reservations, restrictions & easements as contained in Patent recorded in Vol. 305, Pg 233, Klamath County (\*) and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims above 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 \$ exchange

① However, the actual consideration consists of or includes other property or value given or promised which is 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 7<sup>th</sup> day of Dec, 1984; 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.

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.

STATE OF OREGON, )  
County of Multnomah ) ss.  
December 7, 1984.

STATE OF OREGON, County of ) ss.  
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Personally appeared

and

who, being duly sworn,

Personally appeared the above named  
Jeffrey D. Reimann

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

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: 10/14/84

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Jeffrey D. Reimann

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 24th day of December, 1984, at 12:40 o'clock P. M., and recorded in book/reel/volume No. M34 on page 21361 or as fee/file/instrument/microfilm/reception No. 44356, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *[Signature]* Deputy

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS  
Alan J. and Linda D. Schmeits  
1430 Valley Street  
Baker, Oregon 97814

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Alan J. and Linda D. Schmeits  
1430 Valley Street  
Baker, Oregon 97814

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDERS USE