

WARRANTY DEED

52137

MTC-15354P

KNOW ALL MEN BY THESE PRESENTS, That VICTOR V. SHUCK and RUTH L. SHUCK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by J. C. SNEED and CORDELIA L. SNEED, 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:

See legal description as it appears on the reverse of this deed.

"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."

MOUNTAIN TITLE COMPANY INC.

(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 as shown on the reverse of this deed and those of record and 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 \$ 19,000.00

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 @, if not applicable, should be deleted. See ORS 92.030-)

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 15th day of August, 1985; 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)

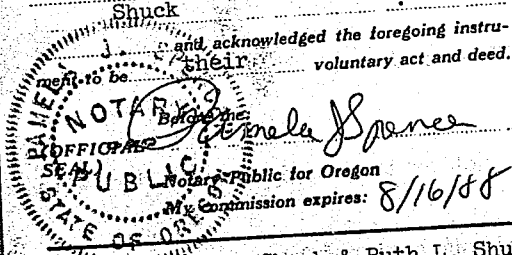
STATE OF OREGON,

County of Klamath

8/15, 1985

Personally appeared the above named Victor V. Shuck & Ruth L. Shuck

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



Victor V. Shuck & Ruth L. Shuck

GRANTOR'S NAME AND ADDRESS

J. C. Sneed & Cordelia L. Sneed

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

4731 Bixbee
Klamath Falls, OR 97603

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

GRANTEE

NAME, ADDRESS, ZIP

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 _____

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:

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

DESCRIPTION

12901

PARCEL 1:

All of Lot 10 of SUNSHINE TRACTS, situated in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the Southerly 32 feet of said Lot 10.

PARCEL 2:

Commencing at the Northeast corner of Lot 10 above described; extending thence North along the East line extended of above mentioned Sunshine Tracts, a distance of 55 feet; thence West and parallel to the North line of said Lot 10, a distance of 131.7 feet, more or less, to a point on the East line extended of Elm Street of said Sunshine Tracts; thence South a distance of 55 feet, more or less, to the North-west corner of said Lot 10; thence East 131.7 feet to the point of beginning, being a portion of the E 1/2 Sec 1, of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. City liens, if any, due to the City of Merrill. (None as of this date)
4. Right of way for the transmission and distribution of electricity and incidentals as conveyed to The California Oregon Power Company, as conveyed by Deed recorded December 8, 1933 in Volume 102, page 67, Deed Records of Klamath County, Oregon. (general location)
5. Overhang easement as conveyed to The California Oregon Power Company, as conveyed by Deed recorded August 11, 1953 in Volume 262, page 312, Deed Records of Klamath County, Oregon. (general location)
6. Subject to a right of way for the USBR No. 14 Drain.
7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 21, 1981
 Recorded: August 24, 1981
 Volume: M81, page 15101, Microfilm Records of Klamath County, Oregon
 Amount: \$13,000.00
 Grantor: Victor V. Shuck & Ruth L. Shuck
 Trustee: Mountain Title Company
 Beneficiary: Mary V. Huff and Allan Leroy Huff, not as tenants in common, but with the right of survivorship

The beneficial interest under said Trust Deed was assigned by mesne assignments of record, and by instrument,
 Recorded: June 10, 1985
 Volume: M85, page 8642, Microfilm Records of Klamath County, Oregon
 To: Fred M. Schultz and Alysmae N. Schultz, husband and wife

Substitution of Trustee as disclosed by instrument recorded June 11, 1985 in Volume M85, pge 8682, Microfilm Records of Klamath County, Oregon.
 New Trustee: Aspen Title and Escrow Co.

The Grantees appearing on the reverse of this deed, DO NOT agree to assume said Trust Deed, and Grantors will hold grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of August A.D., 19 85 at 4:09 o'clock P M., and duly recorded in Vol. M85 day
 of Deeds on Page 12900

FEE \$9.00

Evelyn Biehn, County Clerk
 By [Signature]