

MTL-15663K

KNOW ALL MEN BY THESE PRESENTS, That MICHAEL L. SCHNEYDER and CAROLYN J. SCHNEYDER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

ROY O. JOHNSON

, 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:

Lot 3 in Block 3 of ORIGINAL TOWN OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

(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 stated on the reverse side 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 \$ 14,000.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,000.00. The sentence between the symbols (), 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 25 day of October, 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)

MICHAEL L. SCHNEYDER

CAROLYN J. SCHNEYDER

STATE OF OREGON, County of Jackson, 1985.

STATE OF OREGON,

County of Jackson, ss.
October 25, 1985.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 3-15-88

Notary Public for Oregon

My commission expires:

Michael L. Schneider & Carolyn J. Schneider

1055 Omaha
Grants Pass, OR 97527
GRANTOR'S NAME AND ADDRESS

Roy O. Johnson
1946 Marzanita
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

SPACE RESERVED
FOR
RECORDER'S USE

- continued from the reverse side of this deed -

SUBJECT TO:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
Amount: Unavailable Account No.: 3809-32BD-10800
Key No.: 475275

Any additiona taxes which are not shown as existing liens by the public records and may be levied at a later date.

2. City Lien
Improvements: 286
Card: 4
Docketed: March 23, 1981
Original Amount: \$5,330.00
Unpaid Balance: \$3,198.00

The Grantees named on the reverse side of this deed hereby agree to assume and pay the above described City Lien.

3. 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: September 25, 1978
Recorded: September 25, 1978
Volume: M75, page 21231, Microfilm Records of Klamath County, Oregon
Amount: \$10,000.00
Grantor: Charles F. Mateson, a single man
Trustee: Transamerica Title Insurance Company
Beneficiary: Alice Smith, a single woman

Amendment to Note and Trust Deed
Dated: August 17, 1983
Recorded: September 29, 1983
Volume: M83, page 16800, Microfilm Records of Klamath County, Oregon
First Party: Alice Smith
Second Party: Charles F. Mateson
Third Party: Michael L. Schneyder and Carolyn J. Schneyder

The Grantees named on the reverse side of this deed do not agree to assume or pay the above described Trust Deed and Grantors herein agree to hold the Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH:

ss.

Filed for record at request of _____ the _____ 31st day
of _____ October _____ A.D., 19 85 at 11:59 o'clock A _____ M., and duly recorded in Vol. _____ M85
of _____ Deeds _____ on Page 17699.

FEE \$9.00

Evelyn Biehn
By _____ County Clerk
Pam Smith