

56619

KNOW ALL MEN BY THESE PRESENTS, That GILBERT F. SCHOENBACHLER AND DORINE K. SCHOENBACHLER, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAN FRENCH, 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:

Government Lot 8 of Section 8, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress over the existing road from the above described real property to Oregon State Highway No. 62 across the following described parcel of real property: Those parts of Lots 2 and 7 of Section 8 lying Easterly of Highway No. 62, all in Township 35 South, Range 7 East of the Willamette Meridian, which easement shall be appurtenant to and run with the above described premises.

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 \$ 28,000.00. 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 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 16th day of December, 19 85; 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)



OFFICIAL SEAL
GRACE L. CZARNESKI
NOTARY PUBLIC - CALIFORNIA
RIVERSIDE COUNTY
My comm. expires FEB 19, 1987

STATE OF OREGON,
County of Riverside
December 16, 19 85.

Personally appeared the above named
Gilbert F. Schoenbachler
& Dorine K. Schoenbachler

who proved to me on the basis of satisfactory evidence acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon, California
My commission expires: Feb. 19, 1987

Gilbert F. Schoenbachler

Dorine K. Schoenbachler

STATE OF OREGON, County of

Personally appeared _____, 19 _____, 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, _____
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Gilbert F. & Dorine K. Schoenbachler

GRANTOR'S NAME AND ADDRESS

Jan French
1556 W. Olive Ave.
Fullerton, CA 92633

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

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.

SPACE RESERVED FOR RECORDER'S USE

By

Recording Officer
Deputy

SUBJECT TO:

20789

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 September 30, 1922 in Deed Volume 59 at page 183, Deed Records of Klamath County, Oregon, to wit:
"Reserved from the lands hereby granted, a right-of-way thereon for ditches or canals, constructed by the authority of the United States."
3. Right of Way easement granted to Pacific Power & Light Company, recorded September 18, 1972 in Deed Volume M72, at page 10497, Microfilm Records of Klamath County, Oregon.
(Affects Lot 1, NE¹/₄NE¹/₄ of Section 8 and Lot 32, SE¹/₄SE¹/₄ of Section 5)

"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."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ day
of _____ December _____ A.D., 19 _____ 85 at _____ 2:39 o'clock _____ P _____ M., and duly recorded in Vol. _____ 1985
of _____ Deeds _____ on Page _____ 20788

FEE \$9.00

Evelyn Biehn, County Clerk
By _____