FORM No. 633—WARRANTY DEED (Individual or Corporate) Aspen #M-29708 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

60711

WARRANTY DEED

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*KNOW ALL MEN BY THESE PRESENTS, That* RALPH J. SCHISLER and BONNIE MAE SCHISLER, husband and wife,

*hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* WILHELM FRUEH and ELSBETH FRUEH, 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 N½ of Section 7, LESS Government Lots 1 and 2, Township 40 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT TO: (see attached)

(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* 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* $212,000.00 . ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the 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* 21st *day of* April *, 19* 86 *; 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)*

Ralph J. Schisler
Bonnie Mae Schisler

*STATE OF OREGON,* )
*County of* Klamath ) ss.
April 21 *, 19* 86.

*Personally appeared the above named* Ralph J. Schisler and Bonnie Mae Schisler *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

*Before me:*
*(OFFICIAL SEAL)* Helen T. Addington
*Notary Public for Oregon*
*My commission expires:* 3-22-89

*STATE OF OREGON, County of* ) ss.
*, 19* .

*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:*

Ralph J. and Bonnie Mae Schisler
P. O. Box 265
Union, OR 97883
GRANTOR'S NAME AND ADDRESS

Wilhelm and Elsbeth Frueh
5560 N. Suncrest Place
Tuscon, AZ 85718
GRANTEE'S NAME AND ADDRESS

After recording return to:
Zamsky & Belcher
601 Main Street, Suite 204
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Wilhelm and Elsbeth Frueh
5560 N. Suncrest Place
Tucson, AZ 85718
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

*STATE OF OREGON,* ) ss.
*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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. , Record of Deeds of said county.*

*Witness my hand and seal of County affixed.*

NAME TITLE

*By* *Deputy*

ATTACHMENT TO WARRANTY DEED

SUBJECT TO:

1. As disclosed by the tax roll the premises herein described have been zoned or classified for farm use. At any time that said land is disqualified for such use, the property may be subject to additional taxes or penalties and interest.

2. Mortgage, including the terms and provisions thereof, to secure the amount noted below and other amounts secured thereunder, if any:

| | | |
|---|---|---|
| Mortgagor | : | Ralph J. Schisler and Bonnie Mae Schisler |
| Mortgagee | : | The Federal Land Bank of Spokane, a corporation in Spokane, Washington |
| Dated | : | March 29, 1982 |
| Recorded | : | April 16, 1982 |
| Book | : | M-82 |
| Page | : | 4769 |
| Amount | : | $109,000.00 |
| Loan No. | : | 191638-7 |

which Mortgagee Grantees herein do not assume nor agree to pay and Grantors herein hereby hold Grantees harmless therefrom.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 25th day of April A.D., 19 86 at 3:33 o'clock P M., and duly recorded in Vol. M86, of Deeds on Page 7130.

FEE $14.00

Evelyn Biehn, County Clerk
By Pam Smith