

OK

64829

WARRANTY DEED

Vol. 138 Page 14468

KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. SCHADER and ROBIN M. SCHADER, tenants in common hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE BERGSTROM, as Trustee for the Schader Children's Trust, 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:

SHE ATTACHED EXHIBIT "A".

(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. This is a

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00 Gift. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 day of 1986; 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 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.

*Richard C. Schader*  
*Robin M. Schader*

STATE OF OREGON, } ss.  
County of Klamath }  
1986.

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 \_\_\_\_\_

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:

(If executed by a corporation, affix corporate seal)

Personally appeared the above named RICHARD C. SCHADER and ROBIN M. SCHADER and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Sharon W. McNeely*  
Notary Public for Oregon  
My commission expires: 11-3-86

RICHARD C. and ROBIN M. SCHADER  
Box 218  
Maddox, CA 96058

GRANTOR'S NAME AND ADDRESS  
LEE BERGSTROM, Trustee  
50 W. Liberty, Suite 800  
Reno, NV 89501

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.  
LEE BERGSTROM, Trustee  
50 W. Liberty, Suite 800  
Reno, NV 89501  
NAME, ADDRESS, ZIP

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 fee/file/instrument/microfilm/reception No. \_\_\_\_\_. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ NAME TITLE  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

OK 26

14472

Filed for record at request of \_\_\_\_\_  
of August \_\_\_\_\_ A.D., 19 86 at 11:33 o'clock A M., and duly recorded in Vol. M86  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 14468  
FEE \$26.00

On page 14468  
Evelyn Biehn, County Clerk  
By Ram Smith

7. Reservations as contained in plat dedication, to wit:  
 "dedicate, donate and convey to the Public for public use forever, the roads and the irrigation laterals shown and drains shown on "HIGHLAND PARK" as platted hereon. Subject to setback line shown on plat, and easements over all lots for future sewers."  
 (Affects Parcel 1)
8. An Agreement, including the terms and provisions thereof, recorded March 5, 1941, Deed Records of Klamath County, Oregon, given by John Hasy and Nettie A. Hasy to Enterprise Irrigation District, concerning irrigation water, recorded in Volume 136, page 1, Deed Records of Klamath County, Oregon. (Affects Parcel 1)
9. Existing rights of Enterprise Irrigation District to maintain and repair its ditches, laterals and headgates and other works on or adjacent to the herein described property as contained in Deed recorded June 21, 1945 in Volume 173, page 65, Deed Records of Klamath County, Oregon. (Affects Parcel 2)
10. Limited access provisions contained in Deeds to the State of Oregon, by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
 Recorded: July 12, 1971  
 Volume: M71, page 7196, Microfilm Records of Klamath County, Oregon (Affects Lot 20)  
 Recorded: August 24, 1973  
 Volume: M73, page 11479, Microfilm Records of Klamath County, Oregon (Affects Lot 19)  
 (Affects Parcel 1)
11. Easements and restrictions as contained in Deed to the State of Oregon, by and through its State Highway Commission, recorded in Volume M71, page 7196, and Volume M73, page 11479, all Microfilm Records of Klamath County, Oregon.  
 (Affects parcel 2)
12. Right of way along the Klamath Falls-Lakeview Highway for the overhang of electric transmission and distribution lines and incidentals as conveyed to Pacific power and Light Company by instrument recorded March 17, 1972 in Volume M72, page 2911, Microfilm Records of Klamath County, Oregon.  
 (Affects Parcel 2)
13. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded March 17, 1972 in Volume M72, page 2913, Microfilm Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.  
 (Affects Parcel 2)

14. Easement for relocation of irrigation facilities and the construction of slopes necessitated by the widening and improvement of the Patterson Street-Klamath Falls section of the relocated Klamath Falls-Lakeview Highway and the perpetual right of Enterprise Irrigation District to operate, maintain or replace said relocated facilities as contained in Deed recorded March 17, 1972 in Volume M72, page 2913, Microfilm Records of Klamath County, Oregon. (Affects Parcel 2)
15. Right of way for one anchor and incidentals as conveyed to Pacific Power and Light Company by instrument recorded April 24, 1972 in Volume M72, page 4334, Microfilm Records of Klamath County, Oregon. (General location) (Affects Parcel 2)
16. 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 25, 1976  
 Recorded: September 2, 1976  
 Volume: M76, page 13760, Microfilm Records of Klamath County, Oregon  
 Amount: \$45,500.00  
 Grantor: Roger W. Schooler and Cheryl Ann Schooler, husband and wife  
 Trustee: William Ganong, Jr.  
 Beneficiary: First Federal Savings and Loan Association of Klamath Falls  
 (Affects Parcel 2)
17. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.  
 Dated: March 17, 1977  
 Recorded: March 18, 1977  
 Volume: M77, page 4622, Microfilm Records of Klamath County, Oregon  
 Amount: \$68,000.00  
 Mortgagor: Roger W. Schooler and Cheryl A. Schooler and Dale Baxter and Audrey M. Baxter, dba Farmers Lumber Company  
 Mortgagee: First Federal Savings and Loan Association of Klamath Falls  
 (Affects Parcel 1)
18. 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: November 16, 1981  
 Recorded: November 17, 1981  
 Volume: M81, page 20076, Microfilm Records of Klamath County, Oregon  
 Amount: \$37,500.00  
 Grantor: Richard C. Schader and Robin M. Schader, as tenants in common  
 Trustee: Mountain Title Company, Inc.  
 Beneficiary: Roger W. Schooler and Cheryl Ann Schooler, husband and wife  
 (Affects Parcel 2)
19. 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: November 16, 1981  
 Recorded: November 17, 1981  
 Volume: M81, page 20072, Microfilm Records of Klamath County, Oregon  
 Amount: \$57,400.00  
 Grantor: Richard C. Schader and Robin M. Schader, tenants in common  
 Trustee: Mountain Title Company  
 Beneficiary: Roger W. Schooler and Cheryl A. Schooler, husband and wife  
 Rerecorded: November 23, 1981  
 Volume: M81, page 20325, Microfilm Records of Klamath County, Oregon  
 (Affects Parcel 1)