

65152

WARRANTY DEED

MTC-10724-L

Vol. 1184 Page 15190

KNOW ALL MEN BY THESE PRESENTS, That  
Wanda Crisp

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Timothy Ray Schooler and Steven D. Schooler, not as tenants in common but with the right of survivorship, 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 8 Block 1 of BRYANT TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY

"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."

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 set forth on the reverse of this deed, or those apparent upon the land, if any, and that as of the date of this deed.

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 \$ 8,000.00. ~~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 91.030.)~~

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 22 day of August, 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.

Wanda Crisp  
Wanda Crisp

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON,

County of Klamath

August 22, 1986

Personally appeared the above named

Wanda Crisp

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: 7/13/89

Wanda Crisp

GRANTOR'S NAME AND ADDRESS

Timothy Ray Schooler and Steven D. Schooler  
7992 Short Road  
Klamath Falls, Oregon 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ss.

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:

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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

OCT 11

35178

SUBJECT TO:

15191

1. Taxes for the fiscal year 1986-1987, 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 Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations as contained in Deed recorded October 7, 1941 in Volume 141, page 425, Deed Records of Klamath County, Oregon, as follows:  
"Excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right of way to be for the benefit of the lands and premises adjoining the above described lands."
5. Any improvement located upon the insured property, which constitutes a Mobile Home as defined by Chapter 801, Oregon Revised Statutes; is subject to registration under Chapters 803 and 820; and taxation as provided by Chapters 820 and 308 O.R.S.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 25th day of August A.D., 19 86  
at 8:48 o'clock A M. and duly recorded  
in Vol. 486 of Deeds Page 15190  
By Evelyn Biehn, County Clerk  
[Signature]  
Deputy.

Fee. \$14.00