

67098

ATL 30309
Aspen
 TITLE & ESCROW, INC.
WARRANTY DEED (INDIVIDUAL)

Vol. MSB Page 18757

EDWIN K. GIBBONS and DIANNE K. GIBBONS, husband and wife

convey(s) to ROBERT C. SCHEER and DONNA C. SCHEER, husband and wife, hereinafter called grantor,
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

The E $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ Section 6, Township 39 South, Range 8 East of the
 Willamette Meridian, in the County of Klamath, State of Oregon.

Together with an easement 30 feet in width for roadway purposes over and across the
 easterly 30 feet of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 6, Township 39 South, Range 8 East of
 the Willamette Meridian, in the County of Klamath, State of 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 DEPART-
 MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
 NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except

SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 67,000.00. *However, the actual con-
 sideration consists of or includes other property or value given or promised which is ^{the whole} consideration
 (Indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 14th day of October,

19 86.

Edwin K. Gibbons

Dianne K. Gibbons

STATE OF OREGON, County of Klamath)ss.

October 14th, 19 86.

Personally appeared the above named Edwin K. Gibbons and Dianne K. Gibbons
 and acknowledged the foregoing
 instrument to be their voluntary act and deed.

Before me:

Daniel O. Chandler
 Notary Public for Oregon

My Commission Expires: 7 6 90

Edwin K. & Dianne K. Gibbons

GRANTOR'S NAME AND ADDRESS

Robert C. and Donna C. Scheer

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath 1st Federal Savings & Loan

P.O. Box 5270

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as above

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/roll/volume No. _____ on
 page _____ of as document/fee/file/
 instrument/microfilm No. _____,
 Record of Deeds of said county.
 Witness my hand and seal of County
 affixed.

SPACE RESERVED
 FOR
 RECORDER'S USE

NAME

TITLE

By _____

Deputy

EXHIBIT "A"

18758

SUBJECT TO:

1. Taxes for the year 1986-87 are now a lien but not yet payable.
2. Easement, including the terms and provisions thereof:
 For : Right of way for pole line
 Granted to : California Oregon Power Company
 Dated : August 26, 1953
 Recorded : September 3, 1953
 Book : 262
 Page : 641
3. Reservations of oil and minerals, including the terms and provisions thereof, as set forth in Deed from John S. Ashley and Eve B. Ashley, husband and wife, to William R. Owens and Margaret H. Owens, husband and wife, recorded September 4, 1964 in Book 356 at page 42, Deed Records.
4. Easement, including the terms and provisions thereof:
 For : Right of way for power line
 Granted to : Pacific Power & Light Company
 Recorded : May 17, 1966
 Book : M-66
 Page : 5254
 Affects : SE $\frac{1}{4}$ of Sec. 6, Twp 39 S., R 8 EWM.
5. Subject to an unrecorded fencing agreement between William L. Rawn, Sr. and Weyerhaeuser Timber Company, as disclosed by that certain instrument recorded August 15, 1968 in Book M-68 at page 7416, Microfilm Records.
6. Easement, including the terms and provisions thereof:
 Granted to : David Barton McMichael; Charles R. Strohkirsch
 Recorded : January 13, 1978
 Book : M-78
 Page : 887
 Affects : A strip 20 feet in width
7. Easement, including the terms and provisions thereof:
 For : Road purposes
 Recorded : January 13, 1978
 Book : M-78
 Page : 888
 Affects : The South 30 feet
8. Subject to rules and regulations of Fire Patrol District.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
 of _____ October _____ A.D. 19 86 at 11:23 o'clock A M., and duly recorded in Vol. M86
 of _____ Deeds _____ on Page 18757

FEE \$14.00

Evelyn Biehn, County Clerk
 By _____