



Wisp
TITLE & ESCROW, INC

Vol. 1281 Page 14426

WARRANTY DEED (INDIVIDUAL)

S-31277

WARRANTY DEED (INDIVIDUAL)
TIMOTHY A. LARSEN and LORI A. LARSEN, who acquired title as LORI A. WILSON,
husband and wife
convey(s) to GARY E. SCHRIEBER and JUDITH SCHRIEBER, husband and wife
County of Klamath, State of Oregon, described as: all that real property situated in the

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

07 AUG 11 PM 4 20

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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PROPERTY DESCRIBED IN THIS INSTRUMENT IS SUBJECT TO ANY EASEMENT, ENCUMBRANCE, OR OTHER INTEREST IN THE PROPERTY.

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 PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
THOSE SET OUT IN 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 \$ 75,000.

Consideration consists of:

The true and actual consideration for this transfer is \$ 75,000.00. However, the actual con-
sideration consists of or includes other property xxx value given xxx promised which xxx part of the
indicate which tax between x symbol x first applicable See OPS 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 3rd day of August,
19 87.

IN WITNESS WHEREOF, the grantor has executed this instrument this 3rd day of August, 19 87.

STATE OF OREGON, County of Klamath Washington ss.
On this 7th day of August, 19 87.

Personally appeared the above named Timothy A. Larsen and Lori A. Wilson, husband and wife their voluntary act and deed. and acknowledged the foregoing instrument to be their

Before me:

Melinda Wheeler
Notary Public for

Notary Public for Oregon
My Commission Expires: 6-28-91

Timothy A. Larsen

Lori A. Garsen

GRANTOR'S NAME AND ADDRESS

Gary E. Schrieber
Judith Schrieber

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gary E Schrieber
Judith Schrieber

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP 9700
 Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

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/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

A tract of land situated in the NE¼NW¼ of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the North line of Henley Road, said point being North 00° 11' 20" East 30.00 feet and South 89° 33' 00" West 445.00 feet from the Southeast corner of the NE¼NW¼ of said Section 25; thence South 89° 33' 00" West, along the North line of Henley Road, a distance of 262.00 feet; thence North 01° 55' 00" East a distance of 922.42 feet to the Southwesterly right of way line of the Burlington Northern Railroad; thence South 47° 56' 22" East along said right of way line a distance of 342.45 feet; thence South 01° 55' 00" West a distance of 690.82 feet to the point of beginning.

EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated April 26, 1933, recorded June 7, 1933 in Book 101 at page 138, Deed Records of Klamath County, Oregon.

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 for penalties and interest.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801.340, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
4. Release of claim for damages and recitals, including the terms and provisions thereof, as set out in that certain deed to United States of America, dated November 26, 1913, recorded December 6, 1913 in Volume 41 at page 283, Deed Records of Klamath County, Oregon.
5. Acceptance of the terms and condition of the Reclamation Extension Act by J.R. Dixon as shown by instrument recorded November 24, 1914 in Volume 43 at page 111, Deed Records of Klamath County, Oregon.
6. Easement as reserved in Warranty Deed:

For	:	Irrigation water by ditch or pipe line over the Northeasterly 6 feet
By	:	Albert C. Acklin and Esther L. Acklin, husband and wife
Recorded	:	November 10, 1980
Book	:	M-80
Page	:	21859
7. Trust Deed, including the terms and provisions thereof to secure the amount noted below and other amounts secured thereunder, of any:

Grantor	:	Timothy A. Larsen and Lori A. Larsen, husband and wife
Beneficiary	:	William M. Ganong
Beneficiary	:	Shirley Browning
Dated	:	August 3, 1987
8. Taxes for the year 1987-1988 are now a lien, but not yet payable.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Company the 11th day of August A.D., 19 87 at 4:20 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 14426.

FEE \$14.00

Evelyn Biehn, County Clerk
By Bigm Smith