

80203

WARRANTY DEED

Vol 187 Page 18210

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS V. SMALLWOOD AND MATHILDA R. SMALLWOOD, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JENNEAN SCHOENEMANN

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 4 in Block 8 of Tract No. 1064, First Addition to Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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

See attached Exhibit A

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 \$ 49,750.00
~~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 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 5th day of October, 1987; 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.

STATE OF OREGON,

County of Klamath

October 5

ss.

Personally appeared the above named

Thomas V. Smallwood and

Mathilda R. Smallwood

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

9/30/89

THOMAS V. SMALLWOOD

MATHILDA R. SMALLWOOD

STATE OF OREGON, County of

19

Personally appeared

and

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 TRUDIE DURANT

NOTARY PUBLIC - OREGON

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Thomas V. & Mathilda R. Smallwood

12 Latigo Lane

Prineville, OR 97754

GRANTOR'S NAME AND ADDRESS

Jennean Schoenemann

3519 Small Court

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jennean Schoenemann

3519 Small Court

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,

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

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

SUBJECT TO:

1. Easement for sewer line, including the terms and provisions thereof, recorded March 20, 1974, in Volume M74 page 3582, Deed records of Klamath County, Oregon.
2. Reservations and restrictions in the dedication and shown on the plat of Tract 1064, First Addition to Gatewood, recorded September 3, 1976, in Volume M76 page 13888, Deed records of Klamath County, Oregon.
3. Trust Deed, including the terms and provisions thereof, on said property in the original face amount of \$46,000.00 executed by grantors herein on October 3, 1986, in favor of First Interstate Bank of Oregon as security for a loan guaranteed (or insured) by the Administrator of Veterans Affairs under 38 U.S. Code 1810, as amended, said Trust Deed being recorded on October 6, 1986, in Volume M86, Page 18199, of the records of Klamath County, Oregon, upon which loan there is an unpaid indebtedness which the said grantees hereby assume and agree to pay as part of the purchase price; and grantees also hereby assume all obligations of First Interstate Bank of Oregon under the terms of the instruments creating and securing the loan described above to indemnify the Administrator of Veterans Affairs to the extent of any claim paid because of the guaranty or insurance of said loan.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 6th day
 of October A.D., 19 87 at 4:04 o'clock P. M., and duly recorded in Vol. M87,
 of Deeds on Page 18210
 By Evelyn Biehn County Clerk

FEE \$15.00