

83059

WARRANTY DEED

Vol. 1787 Page 23269

KNOW ALL MEN BY THESE PRESENTS, That BILLEE SCHRIEBER as to an undivided 35.5% interest; GENE R. BYRNES as to an undivided 38.1% interest; *** hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LARRY D. BATSELL AS TO AN UNDIVIDED 1/2 INTEREST AND RICHARD R. BATSELL AS TO **, 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:

SEE ATTACHED EXHIBIT A

*** JAMES RAY BYRNES TRUST as to an undivided 18.4% interest; GENE A. SCHRIEBER, as to an undivided 1.8% interest; MICHELLE R. GRATZ, as to an undivided 1.8% interest; JAMES M. BYRNES, as to an undivided 1.8% interest; SHANNON G. BYRNES as to an undivided 1.8% interest.

** AN UNDIVIDED 1/2 INTEREST (BATSELL BROTHERS)

(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

Subject to easements and rights of way of record and apparent on the land, 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 67,000.00.
 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 ©, 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 31st day of December, 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.

SEE ATTACHED EXHIBIT FOR SIGNATURES AND NOTARIES

STATE OF OREGON,

County of Klamath } ss.
December 31, 1987Personally appeared the above named Billee Schriever, Michelle Gratz & Richard R. Schriever

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

(OFFICIAL SEAL) Before me: [Signature]

Notary Public for Oregon

My commission expires: 6-21-88

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 _____

_____, 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:

Notary Public for Oregon.

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry D. Batzell + Richard R. Batzell
2300 S. 6th Street
Klamath Falls, Ore. 97603

NAME, ADDRESS, ZIP

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

Larry D. Batzell + Richard R. Batzell
2300 S. 6th Street
Klamath Falls, Ore. 97603

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-

ment 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/instru-

ment/microfilm/reception No. _____,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME TITLE

By _____ Deputy

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

A parcel of land situated in Lot 5, Section 25, Township 37 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at an iron rod monument on the Westerly right of way line of Shady Pine Road which bears S. 05°01'49" W. a distance of 1,335.29 feet from the brass cap monument marking the Northeast corner of said Section 25; said beginning point being the Southeasterly corner of parcel described in Volume M86 page 15572, Deed records of Klamath County, Oregon; thence Southeasterly along the Westerly line of Shady Pine Road to its intersection with the East line of said Section 25; thence S. 01°17' W. 5.0 feet, more or less, to the meander corner; thence S. 0°33' W. along the East line of said Section 25 a distance of 460.6 feet; thence West 466.6 feet, more or less, to a point on the Easterly right of way line of the relocated Dalles-California Highway; as the same is presently located and constructed; thence Northerly along said right of way line to the Southwest corner of parcel described in Volume M86 page 15572; Deed records of Klamath County, Oregon; thence N. 87°54' E. along the South line of said parcel a distance of 374.83 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion of a strip of land 25 feet in width that lies within the above described property, said strip is described in Volume 128 page 279 Deed records of Klamath County, Oregon, and shown on record of survey No. 1545.

SHANNON GAYLE BYRNES

BY:

Gene R. Byrnes
Her Attorney in Fact

JAMES M. BYRNES

BY:

Gene R. Byrnes
His Attorney in Fact

GENE A. SCHRIEBER

BY:

Gene A. Schrieber
His Attorney in Fact

JAMES RAY BYRNES TRUST

BY:

Gene R. Byrnes
Trustee

Billee Schrieber
BILLEE SCHRIEBER

Michelle R. Gratz
MICHELLE R. GRATZ

Gene R. Byrnes
GENE R. BYRNES

Exhibit 'B'

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

23271

On this the 31ST day of December, 1987 personally appeared Helen R. Byrnes who, being duly sworn (or affirmed), did say that he is the attorney in fact for Shannon Doyle Byrnes & James M. Byrnes and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Susan C. Creel

(Signature)

My Commission expires 6-21-88

(Title of Officer)

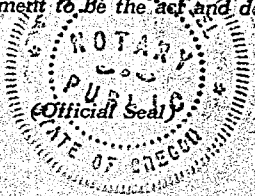
FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 31ST day of December, 1987 personally appeared Silvie Schrieber who, being duly sworn (or affirmed), did say that She is the attorney in fact for Helen A Schrieber and that She executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.



Before me:

Susan C. Creel

(Signature)

My Commission expires 6-21-88

(Title of Officer)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath Co Title the 31 day of Dec A.D., 19 87 at 2:37 o'clock P M., and duly recorded in Vol. M 87 of deeds on Page 23269

FEE 20.00

Evelyn Biehn

County Clerk

By Bernetha L. Hetch