MOUNTAIN TITLE COMPANY

MTC 19[illegible] Vol. M88 Page 845

WARRANTY DEED — DONNA D. JACKSON & SANDRA L. SIMMONS

83572

KNOW ALL MEN BY THESE PRESENTS, That as tenants in common

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ROLAND SCHILL AND MAXINE SCHILL, Husband and Wife, *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

***1986/87 & 1987/88 property taxes which shall remain the responsibility of the sellers to pay.

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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 covenants, conditions, restrictions, easements, those of record and apparent to the land as of the date of this deed and 1983/84, 1984/85, 1985/86*** *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 $ 49,000.00 [illegible] *part of the consideration.* [illegible]

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~~ 6th *day of* Janaury, *19* 88 *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.*

Donna D. Jackson

Sandra L. Simmons

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, Klamath *County of* January 6, *19* 88 *)ss.*

Personally appeared the above named Donna D. Jackson and Sandra L. Simmons *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Before me:

(OFFICIAL SEAL) *Notary Public for Oregon*
My commission expires: 6-16-88

STATE OF OREGON, County of [illegible] *)ss.*

, 19 [illegible]

Personally appeared [illegible] *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* [illegible] *, 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:

Jackson/Simmons
3004 Western St
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Schill
P.O. Box 146
Klamath Falls OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Schill
above address
NAME, ADDRESS, ZIP

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

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of [illegible] *)ss.*

I certify that the within instrument was received for record on the [illegible] *day of* [illegible] *, 19* [illegible] *, at* [illegible] *o'clock* [illegible] *M., and recorded in book* [illegible] *on page* [illegible] *or as file/reel number* [illegible] *, Record of Deeds of said county.*

Witness my hand and seal of County affixed.

Recording Officer

By [illegible] *Deputy*

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EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the N1/2 SW1/4; Section 7, Township 38 South, Range 9 East of the Willamette Meridian, County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pin which lies North 89 degrees 49' West along the quarter line a distance of 976.04 feet and South 6 degrees 02' West 510.3 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence continuing South 6 degrees 02' West 270 feet to an iron pin; thence North 89 degrees 49" West 541.6 feet to an iron pin which lies on the Easterly right of way line of The New Dalles-California Highway; thence North 11 degrees 36' West following the Easterly right of way line of The New Dalles-California Highway 274.37 feet to an iron pin; thence South 89 degrees 49' East 625.1 feet, more or less, to the point of beginning.

Tax Account No.: 3809 007C0 05100
3809 007C0 05000

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 15th day of January A.D., 19 88 at 3:26 o'clock P M., and duly recorded in Vol. M88, of Deeds on Page 845.

Evelyn Biehn, County Clerk

By Pam Smith

FEE $15.00