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ASPEN 02033143
WARRANTY DEED

Vol. 1189 Page 4179

KNOW ALL MEN BY THESE PRESENTS, That AMERICAN SAVINGS AND LOAN ASSOCIATION (a Federal Association) dba WILLAMETTE SAVINGS AND LOAN ASSOCIATION

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE L. A. SCHELLER and DONNA L. SCHELLER, 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 EXHIBIT "A" FOR LEGAL DESCRIPTION

(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 Those Set out in Exhibit "A"

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 \$ 39,500.00

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 8th day of MARCH, 19 89; 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) ss.
19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

**Association) dba WILLAMETTE SAVINGS AND LOAN ASSOCIATION

AMERICA SAVINGS AND LOAN ASSOCIATION
(A Federal Association)

DBA WILLAMETTE SAVINGS AND LOAN ASSN.

GRANTOR'S NAME AND ADDRESS

George L. A. Scheller
Donna L. Scheller

GRANTEE'S NAME AND ADDRESS

After recording return to:

George L. A. and Sonna L. Scheller

Rt 1, Box 730
Bonanza, Oregon 97623
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

AMERICAN SAVINGS AND LOAN ASSOCIATION
(A Federal Association)

DBA WILLAMETTE SAVINGS AND LOAN ASSOCIATION

BY Susan D. Pierce
REO Department Manager

STATE OF OREGON, County of Lane) ss.
March 8, 19 89

Personally appeared SUSAN D. PIERCE XXXXX

who, being duly sworn,

REO Department Manager

of American Savings and Loan Association (A Federal**

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:

Marlene L. Bouch (OFFICIAL SEAL)

NOTARY PUBLIC—OREGON
MY COMMISSION EXPIRES 4/15/91
STATE OF OREGON

County of) ss.
I certify that the within instrument was received for record on the day of 19

SPACE RESERVED
FOR
RECORDER'S USE

at o'clock M., and recorded in book/reel/volume No. 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

89 MAR 10 PM 3 28

EXHIBIT "A"

A parcel of land in the E 1/2 E 1/2 SE 1/4 SE 1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly section line of Section 32, said point being North 00 degrees 12' 42" West 131.89 feet from the Southeast corner of Section 32; running thence North 89 degrees 29' 55" West 330.36 feet; thence North 00 degrees 15' 10" West 430.78 feet to a parcel of land owned by Marion W. Gruver; thence along these lands of Gruver, South 89 degrees 35' 57" East 50.00 feet; thence North 00 degrees 15' 10" West 155.16 feet; thence South 89 degrees 35' 57" East 280.78 feet to the Easterly line of Section 32; thence along said section line, South 00 degrees 12' 42" East 586.51 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.

2. Subject to rules and regulations of Fire Patrol District.

3. Order in the matter of Request for Conditional Use Permit 47087 for Non-Farm Dwellings In a Farm Use Zone for Willamette Savings and Loan before the Klamath County Planning Commission, Klamath County, Oregon, recorded December 4, 1987 in Book M-87 at page 21825.

4. Easement and Water Delivery Agreement, including the terms and provisions thereof:

Between: Marion W. Gruver
And: American Savings & Loan Association (a Federal Association), dba Willamette Savings and Loan Association

Dated: July 13, 1988

Recorded: July 14, 1988 Book: M-88 Page: 11141

5. Agreement, Granting Easements for Access, including the terms and provisions thereof:

Between: America Savings & Loan Association (a Federal Association), dba Willamette Savings and Loan Association ("Willamette")

And: Marion W. Gruver ("Gruver")

Dated: June 24, 1988

Recorded: July 14, 1988 Book: M-88 Page: 11147

6. Agreement Granting Easements for Access, including the terms and provisions thereof:

Between: America Savings & Loan Association (a Federal Association), dba Willamette Savings and Loan Association ("Willamette")

And: Marion W. Gruver ("Gruver")

Dated: February 2, 1989

Recorded: February 8, 1989 Book M-88 Page: 2502

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day of March A.D., 19 89 at 3:28 o'clock P.M., and duly recorded in Vol. M89, of Deeds on Page 4179.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mickelson