

5541

KNOW ALL MEN BY THESE PRESENTS, That... Phyllis Schoenthaler...

for the consideration hereinafter stated to the grantor paid by... Phyllis Schoenthaler, Daniel S. Schoenthaler and Michelle A. Waits... hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in common but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the following described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining, situated in the County of... Klamath... State of Oregon, to-wit:

Parcel 1:

The North 125 feet of Lot 12, LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Parcel 2:

Lot 4, Block 15, Opportunity Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

cont.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns, that grantor is lawfully seized in fee simple of said premises, that same are free from all encumbrances

reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage 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 \$ none. (Howsoever, the actual consideration paid for this transfer, stated in terms of dollars, is \$ none. (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 21<sup>st</sup> day of Sept, 1989; 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.

Phyllis Schoenthaler By Linda Johnson  
By her Attorney in Fact

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
VIATION OF APPLICABLE LAND

STATE OF OREGON,

County of Klamath

On this the 21<sup>st</sup> day of Sept, 1989 personally appeared

Linda Johnson

who, being duly sworn (or affirmed), did say that she is the attorney in fact for

Phyllis Schoenthaler

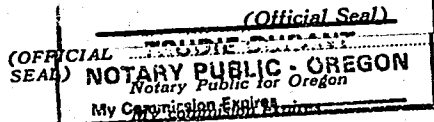
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Before me: David Duvort

(Signature)

Comm expires: 9/30/89

(Title of Officer)



Phyllis Schoenthaler

GRANTOR'S NAME AND ADDRESS

Phyllis Schoenthaler  
Daniel S. Schoenthaler  
Michelle A. Waits

GRANTEE'S NAME AND ADDRESS

After recording return to:

Linda Johnson  
2515 California  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Linda Johnson  
2515 California  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1989, at o'clock M., and recorded in book/reel/volume No. on page or as fee/tile/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

SEP 21 PM 4 05

17940

Parcel 3:

Beginning at a point 3060 feet South and 1233 feet East of Northwest corner of Section 14; thence South 50 feet; thence West 120 feet; thence North 50 feet; thence East 120 feet to the point of beginning, being a portion of Section 14, Township 36 South, Range 10 E.W.M.

Parcel 4: An undivided 1/3 interest in and to the following:

A tract of land within the parcel of real property in the NW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 34, Township 38 S. R. 9 E.W.M., described in Volume 281, page 166 of the deed records of Klamath County, Oregon, said tract being more particularly described as follows:

Beginning at the 1/16 corner in the center of the NW $\frac{1}{4}$  of said Section 34; thence North 89°25' West 561.1 feet along the South boundary and North 0°19' West, 30 feet along the West boundary of above said parcel of real property to the true point of beginning; thence continuing North 0°19' West, 746.3 feet along the said West boundary of said parcel to the North boundary of same; thence South 89°25' East 561.1 feet along the said North boundary of said parcel to the East boundary of same; thence South 0°19' East along said East boundary a distance of 171.8 feet; thence South 43°53' West 347.95 feet; thence North 88°49' West 178.3 feet; thence South 0°41' East, 161.64 feet; thence South 59°11' West 79.1 feet; thence South 29°30' West 147.1 feet to the true point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 21st day of Sept. A.D., 19 89 at 4:05 o'clock P M., and duly recorded in Vol. M89 of Deeds on Page 17939.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mulendare