

19058

**Aspen**  
TITLE & ESCROW, INC.  
**WARRANTY DEED (INDIVIDUAL)**

Vol. m90 Page 16605

**DANIEL S. SCHOENTHALER and MICHELLE A. WAITS**

convey(s) to LEONARD GENE PROFFITT and IRMA ELAINE PROFFITT, hereinafter called grantor,  
and wife all that real property situated in the  
County of Klamath, State of Oregon, described as:

The North 125 feet of Lot 12, LAKESHORE GARDENS, in the County of  
Klamath, State of Oregon.

CODE 190 MAP 3808-25DA TL 3200

'90 AUG 17 PM 3 56

"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."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except  
SEE ATTACHED EXHIBIT "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 60,000.00. \*However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)° (Delete between symbols; If not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 17th day of August,  
19 90.

State of Texas County of Harris  
STATE OF OREGON, County of \_\_\_\_\_)ss.

*[Signature of Daniel S. Schoenthaler]*  
*[Signature of Michelle A. Waits]*

Personally appeared the above named MICHELLE A WAITS

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

Before me:

Notary Public for TEXAS  
My Commission Expires: 3/2/93

COMMISSION NO. 000000  
MY COMMISSION EXPIRES JULY 06, 1994

Daniel S. Schoenthaler & Michelle A. Waits  
2914 Ashford Trail Dr.  
Houston Texas 77082  
GRANTOR'S NAME AND ADDRESS

Leonard Gene & Irma Elaine Proffitt  
893 Lakeshore Dr.  
Klamath Falls Or 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Klamath First Federal  
240 Main St.  
Box 92601  
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 document/fee/file/instrument/microfilm No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

EXHIBIT "A"

SUBJECT TO:

1. 1990-91 Taxes, a lien not yet payable.
2. Conditions, Restrictions as shown on the recorded plat of Lakeshore Gardens.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Lakeshore Gardens Drainage District.
4. Easement, including the terms and provisions thereof:

Granted to: The California Oregon Power Company, a  
corporation  
Recorded: September 30, 1929  
Book: 88  
Page: 98

5. Easement, including the terms and provisions thereof:

Granted to: The California Oregon Power Company, a  
Corporation  
Recorded: August 11, 1937  
Book: 111  
Page: 210

6. Easement, including the terms and provisions thereof:

Granted to: The California Oregon Power Company  
Recorded: August 30, 1937  
Book: 111  
Page: 451

7. Easement, including the terms and provisions thereof:

Granted to: The California Oregon Power Company  
Recorded: August 31, 1937  
Book: 111  
Page: 468

STATE OF OREGON,

County of Clatsop } ss.

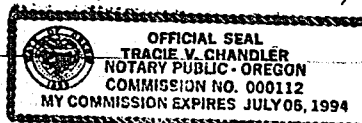
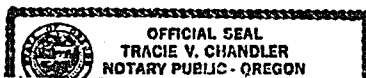
FORM NO. 23 — ACKNOWLEDGMENT  
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 17th day of August, 1990,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named DANIEL S. SCHOENTHAUER

known to me to be the identical individual..... described in and who executed the within instrument and  
acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

Tracie V. Chandler  
Notary Public for Oregon.  
My Commission expires 7-6-94



16605

16607  
TITLE & ESCRROW INC.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 17th day  
of Aug. A.D., 19 90 at 3:56 o'clock P.M., and duly recorded in Vol. M90,  
of Deeds on Page 16605.  
Evalyn Biehn - County Clerk  
By Caroline M. Mendenhall

FEE \$38.00

1. 100000 Acres, a lien not yet payable.  
2. Conditions, Restrictions as shown on the recorded plan of  
Lakewood Gardens.  
3. Easements, including Leases, easements, water and  
irrigation rights and easements for ditches and canals, of  
Lakewood Gardens Drainage District.  
4. Easement, including the terms and provisions thereof:  
Granted to: The California Oregon Power Company, a  
corporation  
Recorded: September 30, 1937  
Book: 88  
Page: 98  
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