

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS That Fred J. Heeter and Winafred R. Heeter, Husband and Wife, hereinafter called the Grantor, for the consideration hereafter stated, to Grantor paid by Richard M. Schori and Katharine Jafferts Schori, 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:

A tract of land situated in Section 18, Township 24 South, Range 7 East of the Willamette Meridian, more particularly described as follows: Beginning at the intersection of the south line of Pine Creek Loop and the line between lots 6 and 7, Block 3 of Tract No. 1052, Crescent Pines, according to the plat thereof recorded in Klamath County, Oregon, plat records extended southerly; thence Westerly along the south line of said Pine Creek Loop being 60 feet in width to its intersection with the centerline of Bearskin Road, it extended southerly; thence South 0 degrees 18' 40" West, 240 feet, more or less, along the southerly extension of the centerline of Bearskin Road to a point on a line 5.0 feet northerly of the North bank of Crescent Creek; thence, Easterly along a line 5.0 feet northerly of the North bank of said creek to a point on a line which bears South 0 degrees 18' 40" West from the point of beginning; thence, North 0 degrees 18' 40" East, 290 feet, more or less, to the point of beginning.

INCLUDING: All improvements including a well and drain field as well as an A-frame structure with pump house for the well.

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 except:

Seller warrants and represents to the Buyer that Seller owns the property in fee simple free from all liens and encumbrances except restrictions and reservations of record.

Taxes for 1990-91 are now a lien but not yet payable.

NOTE: Taxes for 1989-90 are paid in the amount of \$440.62

Rights of the public and of governmental bodies in and to any portion of the above described property lying below the high water line of Crescent Creek and in and to said water.

Agreement, including the terms and provisions thereof, between Midstate Electric Cooperative, Inc., and Chad Niedermeyer and Teri Niedermeyer, dated September 5, 1984, recorded October 23, 1984, in Volume M84 page 18214, Deed records of Klamath County, Oregon.

Sewer Easement, including the terms and provisions thereof, from Fred J. Heeter and Winifred R. Heeter, husband and wife to Chad E. Niedermeyer and Terese E. Niedermeyer, husband and wife, dated October 3, 1984, recorded October 25, 1984, in Volume M84 page 18325, Deed records of Klamath County, Oregon.

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 \$32,500.

IN WITNESS WHEREOF, the grantor has executed this instrument this \_\_\_\_ day of September, 1990.

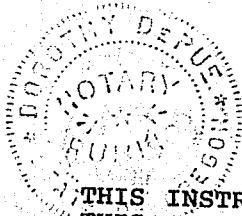
Fred J. Heeter  
Fred J. Heeter

Winifred R. Heeter  
Winifred R. Heeter

STATE OF OREGON )  
County of Klamath ) ss.

Personally appeared the above named Fred J. Heeter and Winifred R. Heeter and acknowledged the foregoing instrument to be their voluntary act. Before me this 11 day of September 1990.

Sarah L. Schori  
Notary Public for Oregon  
My Commission Expires: 10-24-92



THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Schori the 16th day of Jan. A.D., 19 91 at 11:37 o'clock A.M., and duly recorded in Vol. M91 of Deeds on Page 1085.

FEE \$33.00

Return: Richard Schori

4140 SW Hillside Dr., Corvallis, Or. 97333

Evelyn Biehn County Clerk  
By Pauline Mullendore