

1-174

25741

WARRANTY DEED

Vol. 99 / Page 2517



KNOW ALL MEN BY THESE PRESENTS, That Nonie Schooler a/k/a Nonie Jendrzenjewski and Michael Leroy Schooler hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stanley M. Petersen and Naomi Janet Peterson, Husband & 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:

Township 39 South, Range 11 East of the Willamette Meridian:

Section 5: Lots 1, 2, 3, S½NE¼, SE½NW¼, NE½SW¼ lying North of the Highway, and NW¼SE¼

(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 except Federal Land Bank Mortgage dated 1/21/69 and recorded in Mortgage Volume M-69 at page 93, Klamath County, Oregon executed by Nonie Schooler, Executrix; Nonie Schooler as Trustee; and Nonie Schooler & Leonard Schooler, wife and husband, which mortgage grantees assume and agree to pay; and CONTINUED ON REVERSE 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 \$80,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is~~ consideration (indicate which) ~~(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 27 day of April, 1979; 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.

(If executed by a corporation, affix corporate seal)

Nonie Schooler Jendrzenjewski
Nonie Schooler

Michael Leroy Schooler
Michael Leroy Schooler

STATE OF OREGON,

County of Klamath

April 27, 1979

Personally appeared the above named

Nonie Schooler

and Michael Leroy Schooler

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

Before me:

OFFICIAL
SEAL

Notary Public for Oregon

My commission expires: 9/23/81

STATE OF OREGON, County of) ss.

Personally appeared) and

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

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:

Nonie Schooler Michael Schooler
Ritter Road 2343 Gettle
Bonanza, Ore. Klamath Falls, Ore

GRANTOR'S NAME AND ADDRESS

Stanley M. & Naomi Janet Petersen
Route 1, Box 801-C
Bonanza, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Petersens as above

NAME, ADDRESS, ZIP

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

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 on page or as file/reel number.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

91 FEB 11 PM 2 13

2571

2518

EXCEPTIONS CONTINUED:

Acres and use limitations under provisions of the United States Statutes and regulations issued thereunder.

Liens and assessments of Klamath Project and Horsefly Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.

Right-of-Way for canal purposes, including the terms and provisions thereof, given by I. B. Morris, et ux to Horsefly Irrigation District, recorded May 29, 1918 in Deed Volume 49 on page 219, records of Klamath County, Oregon.

Grant right-of-way, including the terms and provisions thereof, given by Fred Rueck, et al, to The California Oregon Power Company, dated July 18, 1941, and recorded August 21, 1941 in Deed Volume 140 on page 433, records of Klamath County, Oregon.

Agreement, including the terms and provisions thereof, between Eli Ross, Henry Oberheide and David B. Turner, First Parties, and W. H. Casebeer, Second Party, dated August 17, 1945, recorded August 24, 1945 on page 269 of Volume 179 of Deeds, relative to drain ditches.

Right-of-way for pole line, including the terms and provisions thereof, given by Jack C. McCartie to the California Oregon Power Company, across the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, Township 39 South, Range 11 East of the Willamette Meridian, dated November 30, 1945, recorded December 19, 1945, in Deed Volume 183, page 199, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 11th day of Feb. A.D., 19 91 at 2:13 o'clock PM., and duly recorded in Vol. M91 of Deeds on Page 2517

FEE \$33.00

Evelyn Biehn County Clerk
By Pauline Mulholland

STATE OF OREGON
County of
I certify that the within instrument was recorded for record on the day of 1991 at 2:13 o'clock PM, and recorded in book M91, page 2517.
Record of Deeds of said county.
Witness my hand and seal of County Office.
Recording Officer
Deputy

Michael Leroy Schooner
3243 Coffin
Klamath Falls, Ore.
Bonanza, Ore.
Stanley M. & Naomi Janet Peterson
Route 1, Box 801-C
Bonanza, Oregon 97623
I have recorded this instrument in the following manner:
I have recorded this instrument in the following manner:
I have recorded this instrument in the following manner: