

OK

30379

WARRANTY DEED

Vol. m9/ Page 10834KNOW ALL MEN BY THESE PRESENTS, That JOHN M. SCHOONOVER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DIANNE M. ROBERTSON AND LINDA C. NIEMI, 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:

LOT 16 TRACT #1214 DESCHUTES LAND SALES UNIT 2. BLOCK 1.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

SUBJECT TO PUBLIC UTILITY EASEMENTS.

SUBJECT TO A TEN FOOT (10 ft.) WIDE EASEMENT ADJACENT TO AND PARALLEL WITH THE EAST BOUNDARY LINE FOR MUTUAL ROADWAY AND ACCESS TO PARCELS #12. #13, #14 and #15.

(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

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 \$10,000.00

However, the actual consideration consists of or includes other property or value given or promised to the grantee (indicate which).<sup>®</sup> (The sentence between the symbols<sup>®</sup>, 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 \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_; 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 KlamathMay 10, 1991

Personally appeared the above named

John M. Schoonover

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

Before me:

Charlotte Hiez

Notary Public for Oregon

My commission expires: 9-2093

STATE OF OREGON, County of \_\_\_\_\_) ss.

\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who, being duly sworn, 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:

(If executed by a corporation, affix corporate seal)

JOHN M. SCHOONOVER  
7740 CANNON STREET,  
KLAMATH FALLS, OREGON 97603

GRANTOR'S NAME AND ADDRESS

DIANNE M. ROBERTSON & LINDA C. NIEMI  
4400 BLANTON HEIGHTS STREET,  
EUGENE, OREGON 97405

GRANTEE'S NAME AND ADDRESS

After recording return to:

DIANNE M. ROBERTSON & LINDA C. NIEMI  
4400 BLANTON HEIGHTS STREET,  
EUGENE, OREGON 97405

NAME, ADDRESS, ZIP

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

DIANNE M. ROBERTSON  
4400 BLANTON HEIGHTS STREET,  
EUGENE, OREGON 97405

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 10th day of June, 1991, at 11:15 o'clock A.M., and recorded in book/reel/volume No. M91 on page 10834 or as fee/file/instrument/microfilm/reception No. 30379, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline Mullendore Deputy

Fee \$28.00  
cc's 1.00

SPACE RESERVED  
FOR  
RECORDER'S USE