

35445

WARRANTY DEED

Vol. m91 Page 20073

KNOW ALL MEN BY THESE PRESENTS, That CLAYTON S. SHULTZ, EARLYNN C. SHULTZ, FRANCES C. CRUME hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HARRY E. GROTH, JR., 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 _____ and State of Oregon, described as follows, to-wit:

Parcel No. 115

A tract of land situated in Sections 2 and 3, T. 35 S R11 E, W.M. Klamath County, Oregon being mor particularly described as follows: Beginning at the Northeast Corner of said Section 3; thence N 88°41' 15" W on the North line of said Section 3 1323.80 feet to the Northwest Corner of Government lot 1 of said Section 3; thence S 00°47'56" W, 1314.60 feet; thence N 88° 32'54" W, 661.38 feet; thence S 00°46' 36" W, 720.00 feet; thence S88°52'34" 1121.28 feet to the West line of all existing Indian Service Road; thence Northeasterly on said West line and its Northerly Extension to a point on th North Line of said Section 2; thence N88°59'04" W on said North line 237.34 feet to the point of beginning containing 53 acres more or less. Subject To: An easement for an existing road that runs Southwesterly across Southerly third of the above described tract, said easement being 60 feet in width. Also Subject To: the existing Indian Service Road that runs Northwesterly across the Northerly third of the above described tract, said India Service Road being 80 feet in width.

(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 end 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 \$1350.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

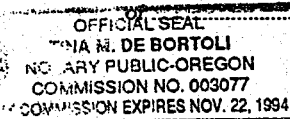
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31st day of May, 1991. if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so 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.

Clayton S. Shultz
Earlynn C. Shultz
** Frances C. Crume*

STATE OF OREGON, County of Klamath ss.
This instrument was acknowledged before me on August 16, 1991.
by Frances Crume
This instrument was acknowledged before me on _____, 19____.
by _____
as _____



Maria M. De Bortoli
Notary Public for Oregon
My commission expires 11-22-94

Clayton S., Earlynn C. Shultz and Frances C. Crume
1768 Childs Ave. NE.
Salem, OR 97303
GRANTOR'S NAME AND ADDRESS

Harry E. Groth, Jr.
1010 S.W. Myrtle Drive
Portland, OR 97201
GRANTEE'S NAME AND ADDRESS

After recording return to:
Harry E. Groth, Jr.
1010 S.W. Myrtle Drive
Portland, OR 97201
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____
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 fee/file/instrument/microfilm/reception No. _____. Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

COUNTY OF

Marion

) SS.

BE IT REMEMBERED, That on this 4 day of June, 1991, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

Clayton S. Schultz and Earlynn C. Schultz

known to me to be the identical individual 5 described in and who executed the within instrument and acknowledged to me that they 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

[Signature]
Notary Public for Oregon
My Commission expires 6-17-94

N-65 11-81

My Commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Harry E. Groth Jr. the 2nd day
of Oct. A.D., 1991 at 2:38 o'clock P.M., and duly recorded in Vol. M91
of Deeds on Page 20073

FEE \$33.00

Evelyn Biehn County Clerk

By [Signature]

NOTARY PUBLIC
CLAYTON S. SCHULTZ
EVELYN BIEHN
COUNTY CLERK
CLAMATH COUNTY, OREGON

NOTARY PUBLIC
CLAYTON S. SCHULTZ
EVELYN BIEHN
COUNTY CLERK
CLAMATH COUNTY, OREGON

STATE OF OREGON

I, Clayton S. Schultz, Notary Public for Oregon, do hereby certify that the within instrument was received for record on the 4th day of June, 1991, at 2:38 o'clock P.M., and was duly recorded in Vol. M91 on Page 20073 of the Deeds of said County.

Notary Public for Oregon
Clayton S. Schultz