

35446

WARRANTY DEED

Vol. m 91 Page 20075

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

Parcel No. 133

A tract of land situated in Sections 10 and 11 of T. 35 S., R. 11 E., of the W.M., in the County of Klamath and State of Oregon described as follows

Beginning at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 10; thence South 88°48'43" East along the Northerly line of said Section 10 a distance of 1152.34 feet to an intersection with the centerline of an existing Indian Service Road; thence South 64°53'37" East a distance of 131.78 feet along said centerline to a point of curve; thence along said centerline on a curve to the right, having a radius of 1600.00 feet and a central angle of 48°21'37" a distance of 1350.47 feet; thence South 24°26'31" West a distance of 346.25 feet to the most Easterly corner of a tract of land described as Parcel II in a Contract to Len K. Osborn recorded October 21, 1977 in Volume M-77, Page 20282, Deed Records; thence North 67°34'10" West along the boundary line of said Osborn tract a distance of 1163.24 feet to the Southwest corner of the Northeast 1/4 1/4 of said Section 10; thence North 0°49'12" East along the Westerly line of the Northeast 1/4 of the Northeast 1/4 of said Section 10, a distance of 1326.56 feet to the point of beginning.

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

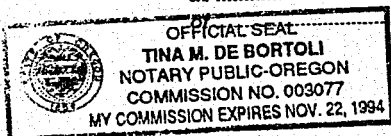
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

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 _____



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

Clayton S., Earlynn C. Shultz and
Frances C. Crume
1768 Childs Drive 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,

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 fee/file/instrument/microfilm/reception No. _____. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

NAME TITLE
By _____ Deputy

STATE OF OREGON,

COUNTY OF

Marion

SS.

BE IT REMEMBERED, That on this

4th

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 Earllyn C. Schultz

known to me to be the identical individual S 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

Notary Public for Oregon.

My Commission expires

6-17-94

N-65 11-81

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Harry E. Groth Jr. the 2nd day of Oct. A.D., 19 91 at 2:38 o'clock P M., and duly recorded in Vol. M91 of Deeds on Page 20075

Evelyn Biehn County Clerk

By Pauline Muelandere

FEE \$33.00