

OK 46043

WARRANTY DEED

Vol. m92 Page 12722



KNOW ALL MEN BY THESE PRESENTS, That JOHN T. DOHALLOW and SYLVIA J. DOHALLOW, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALFRED H. SCHROEDER and CATHIE SCHROEDER, husband and wife
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:

See Exhibit 'A' attached hereto and made a part hereof.

(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 covenants, conditions, restrictions, easements, those of record, if any, and apparent 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 \$ 13,500.00

~~THIS INSTRUMENT IS VOID AND OF NO EFFECT UNLESS IT IS RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY OF KLAMATH, OREGON, WITHIN THE TIME SPECIFIED IN THE FOLLOWING PROVISIONS: IF THE INSTRUMENT IS NOT RECORDED WITHIN THE TIME SPECIFIED, IT SHALL BE VOID AND OF NO EFFECT.~~

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 27th day of May, 1992; 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.

JOHN T. DOHALLOW
SYLVIA J. DOHALLOW

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on May 27, 1992,
by JOHN T. DOHALLOW and SYLVIA J. DOHALLOW

This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Kristi L. Redd
Notary Public for Oregon
My commission expires 11/16/95

Dohallow
6491 Wocus Road
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Schroeder
4951 Wocus Road
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Schroeder
above address

NAME, ADDRESS, ZIP

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

Schroeder
above 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.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

92 JUN 11 PM 1 34

12723

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the NE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin on the East Line of said NE1/4 NW1/4 from which the Southeast Corner of said NE1/4 NW1/4 lies southerly 727.53 feet; thence South 89 degrees 56' 41" West, 448.76 feet to a 5/8" iron pin on the East line of Wocus Road; thence southerly on the East Line of said Wocus Road on the arc of a 208.73 foot radius curve to the left, 39.78 feet; thence South 12 degrees 49' 18" East on the East Line of said Wocus Road, 167.56 feet to a 5/8" iron pin; thence North 89 degrees 56' 41" East, 406.94 feet to a 5/8" iron pin on the East Line of said NE1/4 NW1/4; thence North 00 degrees 07' 47" West on last said East Line, 202.82 feet to the point of beginning.

Tax Account No: 3809 007B0 00100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 11th day
of June A.D., 19 92 at 1:34 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 12722
Evelyn Biehn
By Pauline M. Mendenhall County Clerk

FEE \$35.00