

TC

53543

'92 NOV PH 1 35

Vol. m 92 Page 26338

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Schill & Sons, Inc.

to grantor paid by

, hereinafter called the grantor, for the consideration hereinafter stated,
Richard J. Schill and Beverly A. Schill, husband and 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:

Beginning at the iron pin which marks the northwest corner of Lot 3 of Section 31 in Township 37 South, Range 9 East of the Willamette Meridian, and running thence, South 89° 49' East along the North line of said Lot 3, a distance of 368.6 feet to an iron pin which lies on the westerly right of way line of the Old Dalles-California Highway; thence in a southwesterly direction along the westerly right of way of said Highway to a point on the westerly line of said Lot 3; thence North 1° 05' East along the Westerly line of said Lot 3, a distance of 285 feet, more or less, to the point of beginning, in said Lot 3, Klamath County, Oregon.

Also a tract of land more particularly described as follows: Beginning at an iron pin on the Southerly right of way line of the Old Dalles-California Highway which lies South 1° 05' West along the west line of Lot 3, Section 31, Township 37 South Range 9 East of the Willamette Meridian, a distance of 328.5 feet and North 73° 54' East a distance of 140.8 feet to a point which is the point of curvature of a 16° curve to the left of the Old Dalles-California Highway; and South 16° 06' East a distance of 30 feet from the iron pipe which marks the Northwest Corner of said Lot 3 and running thence: following the arc of a 14° 46' curve to the left, which curve is also the Southwesterly right of way line of the Old Dalles-California Highway a distance of 39 feet to an iron pin; thence South 21° 54' East a distance of 144.9 feet to an iron pin; thence North 63° 21' West a distance of 144.25 feet to a point; thence North 16° 06' West a distance of 45 feet to a point on the Southeasterly right of way line of the Old Dalles-California Highway; thence Northeasterly following said Southeasterly right of way line a distance of 52 feet, more or less to the point of beginning, said tract being located in Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Schill & Sons, Inc.

P. O. Box 1461

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Richard J. Schill

Rt 5 Box 1137A- Shady Pine

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording, return to:

Blair D. Ramirez

Attorney At Law

514 Walnut St. P.O. Box 311

Klamath Falls, Oregon 97601

Phone 503-894-7273

Until a change is required, all notices shall be sent to the following address.

Schill & Sons, Inc.

P. O. Box 1461

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Taxes:

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 or 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

26339

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 grantor will warrant and forever defend the above granted 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 \$.....-0-
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 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.

Schill & Sons, Inc.

President *Richard J. Schill*

Secretary *Margaret John*

STATE OF OREGON, County of Klamath) ss.
November 18, 1983

Personally appeared *Richard J. Schill* and *Margaret John* 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

Schill & Sons, Inc.

....., 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:

Margaret John
Notary Public for Oregon

My commission expires: 9/12/86

(OFFICIAL SEAL)

STATE OF OREGON

County of 19.....

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Richard Schill the 6th day of Nov. A.D., 19 92 at 1:35 o'clock P. M., and duly recorded in Vol. M92 of Deeds on Page 26338.

FEE \$35.00

Evelyn Biehn - County Clerk

By *Margaret John*