

KNOW ALL MEN BY THESE PRESENTS, That JOHN A. SCHUBERT and CHARLES THOMAS SCHUBERT, SUCCESSOR TRUSTEE OF THE TRUST AGREEMENT OF JOHN A. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by SOUTH VALLEY STATE BANK, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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:

\*\*SCHUBERT AND VIRGINIA H. SCHUBERT.

SEE ATTACHED-EXHIBIT "A"

### MOUNTAIN TITLE COMPANY

"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."

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 and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed

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 \$ 62,849.61. ~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,849.61. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,849.61. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 62,849.61.~~

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 29th day of December, 19 92; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
December 29th, 19 92

JOHN A. SCHUBERT

CHARLES THOMAS SCHUBERT

VIRGINIA H. SCHUBERT

CHARLES THOMAS SCHUBERT, TRUSTEE

Personally appeared the above named John A. Schubert, Virginia H. Schubert & Charles Thomas Schubert Trustee as Trustee and as power of attorney and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: *[Signature]*  
Notary Public for Oregon  
My commission expires: 7/13/93

STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_  
My commission expires: (SEAL)

John A. & Virginia H. Schubert  
6619 Verde Vista Dr.  
Klamath Falls, Or 97603

South Valley State Bank

P.O. Box 5210

Klamath Falls, OR 97601

After recording return to:

South Valley State Bank

P.O. Box 5210

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

South Valley State Bank

P.O. Box 5210

Klamath Falls, OR 97601

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_, Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

MTC NO: 26494

EXHIBIT A  
LEGAL DESCRIPTION

A piece of parcel of land situated in the NE 1/4 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at an iron pipe on the Easterly right of way line of State Highway No. U.S. 97, as the same is presently located and constructed on the ground; from which the monument marking the meander corner common to Section 25, Township 37 South, Range 8 East of the Willamette Meridian and Section 30, Township 37 South, Range 9 East of the Willamette Meridian bears South 51 degrees 02-3/4' East 628.9 feet distant (said point of beginning being also 50.0 feet distant from when measured at right angles to, Station 329/24.3 of the centerline of said Highway No. 97); thence North 69 degrees 12-1/3' East 230.0 feet, more or less, to the Westerly right of way line of the County Road (Old Highway No. 97), which point is 30.0 feet from, when measured at right angles to, the centerline of said County road, and from which point an iron pipe reference monument bears North 69 degrees 12-1/3' East 10.0 feet distant; thence following the said Westerly right of way line of said County Road in a Northerly and Westerly direction to its intersection with the Easterly right of way line of said State Highway No. U.S. 97; thence Southerly and Easterly along the said Easterly right of way line of said State Highway to the point of beginning. The basis of bearings for the above description being South 1 degrees 31' East for the centerline of the said State Highway from the said Station 329/24.3 Southerly.

EXCEPTING THEREFROM any portion lying within the State Highway right of way.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 29th day  
of Dec. A.D. 19 92 at 3:10 o'clock P. M., and duly recorded in Vol. M92,  
of Deeds on Page 30939.

Evelyn Biehn County Clerk  
By Quaker Millandore

FEE \$35.00