

57788

WARRANTY DEED
MTC 29355KNOW ALL MEN BY THESE PRESENTS, That George Schultheiss and Patricia Schultheiss

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Frank B. Chase, 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:

PLEASE SEE REVERSE SIDE OF THIS DOCUMENT

"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 of 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 \$ 94,000.00.
~~However, the consideration stated in this instrument is not to be taken as evidence of the actual consideration paid for this transfer. (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 22nd day of February, 19 93; 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.
February 22, 19 93.

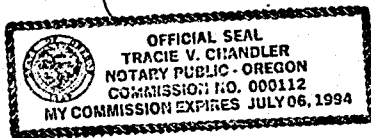
Personally appeared the above named
George Schultheiss and
Patricia Schultheiss

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

Before me:

Notary Public for Oregon

My commission expires: 7-6-94



George Schultheiss
 George Schultheiss

Patricia Schultheiss
 Patricia Schultheiss

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 _____ (SEAL)
 My commission expires: _____

George Schultheiss
Patricia Schultheiss
C/O KFFSL

GRANTOR'S NAME AND ADDRESS

Frank B. Chase
C/O KFFSL

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OR 97603

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.

SPACE RESERVED

FOR

RECORDERS USE

Recording Officer

By _____ Deputy

LEGAL DESCRIPTION

A portion of the S1/2 NW1/4 SE1/4 Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of a 60 foot road from which quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89 degrees 28' West along the said roadway center line 974.5 feet and South 00 degrees 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.8 feet; thence from said beginning point South 00 degrees 16' East 343.3 feet, more or less, to a point in the South boundary line of the South half (S1/2) of the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) of said Section 11; thence south 89 degrees 31 1/2' East along the said boundary line 126.5 feet; thence North 00 degrees 16' West 345.4 feet, more or less, to the center line of the before mentioned roadway; thence South 89 degrees 28' West 126.5 feet, more or less, to the point of beginning.

* * * END * * *

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 22nd day
of Feb. A.D., 19 93 at 3:46 o'clock P M., and duly recorded in Vol. M93
of Deeds on Page 3694.

FEE \$35.00

Evelyn Biehn, County Clerk

By

Darlene Mulenbaw