

## WARRANTY DEED

MTC 30672-KK

KNOW ALL MEN BY THESE PRESENTS, That

ROGER D. BABCOCK and LAURENA BABCOCK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

TODD J. SCHROEDER and VICKI L. SCHROEDER, 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, 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:

SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION WHICH IS MADE A PART  
HEREOF BY THIS REFERENCE.

\*\*as paid by an accomodator pursuant to an IRC1031 Exchange.

## 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 all those of record and those apparent upon the land 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 \$ 49,500.00. \*\*see above  
However, the actual consideration consists of or includes other property or value given or promised which is the whole/ part of the 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 18<sup>th</sup> day of August, 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 KlamathAugust 18, 19 93

ss.

ROGER D. BABCOCK

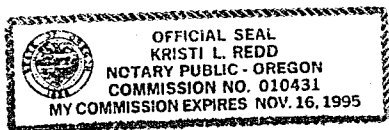
LAURENA BABCOCK

Personally appeared the above named  
ROGER D. BABCOCK and LAURENA BABCOCK

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

Before me:

Notary Public for Oregon

My commission expires: 11/16/95

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)

ROGER D. BABCOCK & LAURENA BABCOCK  
1545 Summers Lane  
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

TODD J. SCHROEDER & VICKI L. SCHROEDER  
6603 Appaloosa Ct.  
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:  
TODD J. SCHROEDER & VICKI L. SCHROEDER  
6603 Appaloosa Ct.  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
TODD J. SCHROEDER & VICKI L. SCHROEDER  
6603 Appaloosa Ct.  
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

filed reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Recording Officer

Deputy

30672-KR

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

A tract of land situated in the SW1/4 SW1/4 of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located on the West line of said Section 35, said point being South 0 degrees 12' West (South by Deed Record) a distance of 100.0 feet from the Northwest corner of the SW1/4 SW1/4 SW1/4 of said Section 35; thence North 89 degrees 57' East (East by Deed Record) a distance of 198.0 feet, more or less, to the centerline of presently located Enterprise Irrigation District Canal; thence Southwesterly along the centerline of said canal to a point situated South 0 degrees 12' West (South by Deed Record) 56.65 feet and North 89 degrees 57' East (East by Deed Record) 156.0 feet more or less from the point of beginning; thence South 89 degrees 57' West (West by Deed Record) a distance of 156.0 feet more or less to the West line of said Section 35; thence North 0 degrees 12' East (North by Deed Record) along the West line of said Section 35 a distance of 56.65 feet more or less to the point of beginning. EXCEPTING THEREFROM any portion of said land lying and being within the boundaries of Summers Lane.

AND a parcel of land situated in the SW1/4 SW1/4 SW1/4, Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the centerline of Enterprise Irrigation District canal, from which a 5/8" iron rod marking the Southwest corner of said Section 35 bears South 16 degrees 13' 07" West - 529.98 feet; thence Northeasterly along said centerline 101.17 feet, more or less, to the intersection of the West boundary line of Garden Tracts; thence leaving said centerline, along said boundary line South 00 degrees 12' 00" West - 23.23 feet, more or less, to a 1/2" iron rod; thence continuing along said boundary line South 00 degrees 12' 00" West - 56.65 feet to a 1/2" iron rod; thence leaving said boundary line South 89 degrees 57' 00" West - 61.75 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Deed recorded March 5, 1971 in Volume M71, page 1921, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 19th day  
of Aug. A.D., 19 93 at 11:23 o'clock A.M. and duly recorded in Vol. M93,  
of Deeds on Page 20781.

FEE \$35.00

Evelyn Biehn, County Clerk  
By *Quentin S. Richardson*