

74327  
RETURN & TAXES  
MICHAEL G. MOORE  
2883 S. 6TH ST.  
KLAMATH FALLS, OR 97603

01-11-94P02:25 RCVD

K-45822  
WARRANTY DEED

Vol 94 Page 1084

KNOW ALL MEN BY THESE PRESENTS, That JAMES F. STILWELL, MICHAEL J. SCHMIDT, RYAN F. SCHMIDT, WENDY L. STILWELL, KIMBERLY A. STILWELL, TERI A. SCHMIDT, MICHAEL J. STILWELL, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MICHAEL G. MOORE, hereinafter called grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, all of that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See EXHIBIT "A"

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 unpaid taxes for 1993-1994, any leases or tenancies not of record, 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 \$175,000.00.

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 December, 1993; 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.

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.

\* James F. Stilwell  
James F. Stilwell  
\* Michael J. Schmidt  
Michael J. Schmidt  
\* Ryan F. Schmidt  
Ryan F. Schmidt  
\* Michael J. Stilwell  
MICHAEL J. STILWELL

\* Wendy L. Stilwell  
Wendy L. Stilwell  
\* Kimberly A. Stilwell  
Kimberly A. Stilwell  
\* Teri A. Schmidt  
Teri A. Schmidt

STATE OF OREGON )  
COUNTY OF KLAMATH ) ss.

The foregoing instrument was acknowledged before me this January 11, 1994, by James F. Stilwell, and Michael J. Stilwell.

(SEAL)



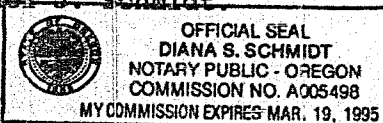
STATE OF OREGON

COUNTY OF KLAMATH

Debora Buckingham  
Notary Public for Oregon  
My Commission Expires 12-19-96

The foregoing instrument was acknowledged before me this Dec. 29, 1993, by Michael J. Schmidt

(SEAL)



STATE OF OREGON

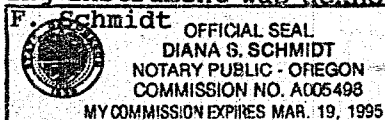
COUNTY OF KLAMATH

) ss.

Diana S. Schmidt  
Notary Public for Oregon  
My Commission Expires 3/19/95

The foregoing instrument was acknowledged before me this Dec. 29, 1993, by Ryan F. Schmidt

(SEAL)



STATE OF OREGON

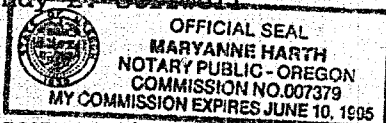
COUNTY OF KLAMATH

) ss.

Diana S. Schmidt  
Notary Public for Oregon  
My Commission Expires 3/19/95

The foregoing instrument was acknowledged before me this 4th of Jan., 1994, by Wendy F. Stilwell

(SEAL)



STATE OF OREGON

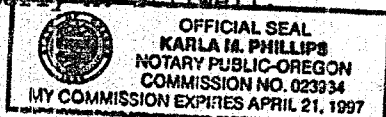
COUNTY OF KLAMATH

) ss.

Maryanne Harth  
Notary Public for Oregon  
My Commission Expires 6-10-95

The foregoing instrument was acknowledged before me this 6th of January, 1994, by Kimberly A. Stilwell

(SEAL)



STATE OF OREGON

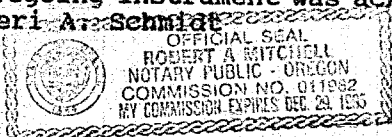
COUNTY OF KLAMATH

) ss.

Karla M. Phillips  
Notary Public for Oregon  
My Commission Expires 4/21/97

The foregoing instrument was acknowledged before me this 30th of Dec., 1993, by Teri A. Schmidt

(SEAL)



Teri A. Schmidt  
Notary Public for Oregon  
My Commission Expires 12-29-95

## EXHIBIT "A"

The following described real property situated in Klamath County, Oregon to-wit:  
The Westerly 75 feet of that parcel of land situated in Lots 33A and 36, of Enterprise Tracts, more particularly described as follows:

Starting at the Northwest corner of Section 3, Township 39 South, Range 9 E.W.M., and running thence South  $00^{\circ}00'30''$  East along the Westerly Boundary of said Section 3, 826.8 feet, more or less to its intersection with a line parallel with and 75.0 feet distant at right angles Northeastly from the center line of the Dalles-California Highway, also known as South Sixth Street, as the same is now located and constructed, thence South  $55^{\circ}52\frac{1}{2}''$  East along said parallel line being also the Northeastly boundary of South Sixth Street, 1016.2 feet, more or less to an iron pin marking the true point of beginning of this description, said point also marking boundary between lands of First National Bank of Oregon and Alfred D. Collier, from which point the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South  $34^{\circ}07\frac{1}{2}''$  West 10.0 feet; running thence from said true beginning point South  $55^{\circ}52\frac{1}{2}''$  East along the Northeastly boundary of South Sixth Street 150.0 feet to an iron pin marking the boundary between the lands of Alfred D. Collier and Frank P. Drew and the center line of the party wall between these lands covered by party wall agreement dated June 1, 1948 and filed January 25, 1949, in Klamath County, Deed Records, in Volume 228 page 196, from which said pin the witness monument cross chiseled in the concrete sidewalk by the Oregon State Highway Department on July 15, 1947, bears South  $34^{\circ}07\frac{1}{2}''$  West 10.0 feet; thence following center line of said party wall and its extension North  $34^{\circ}07\frac{1}{2}''$  East at right angles to South Sixth Street 175.0 feet to an iron pin set in the Southwestly boundary of the County Road know as Pershing Way; thence North  $55^{\circ}52\frac{1}{2}''$  West along said boundary parallel to South Sixth Street 150.0 feet to an iron pin marking the boundary between lands of the First National Bank of Oregon and Alfred D. Collier; thence South  $34^{\circ}07\frac{1}{2}''$  West at right angles to South Sixth Street along said boundary 175.0 feet to the true point of beginning.

GRANTOR'S NAME AND ADDRESS:

James F. Stilwell, Michael J. Schmidt,  
Ryan F. Schmidt, Wendy L. Stilwell,  
Kimberly A. Stilwell, Teri A. Schmidt,  
519 Main Street  
Klamath Falls OR 97601

1087

GRANTEE'S NAME AND ADDRESS:

MICHAEL G. MOORE  
2883 S. 6th Street  
Klamath Falls OR 97601

AFTER RECORDING RETURN TO:

MICHAEL G. MOORE  
2883 S. 6th Street  
Klamath Falls OR 97601

UNTIL A CHANGE IS REQUESTED, ALL  
TAX STATEMENTS SHALL BE SENT TO  
THE FOLLOWING ADDRESS:

MICHAEL G. MOORE  
2883 S. 6th St  
Klamath Falls OR 97601

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Clerk the 11th day  
of Jan A.D. 19 94 at 2:25 o'clock P.M., and duly recorded in Vol. M94  
of Deeds on Page 1084

FEE \$45.00

Evelyn Biehn  
County Clerk

By Pauline Miller