

MTC 32116 MK  
WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT S. DAY and ROBERT A. DAY TRUSTEE UNDER THE TERMS OF THE DECLARATION OF TRUST DATED 7/16/90 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by HORST K. SCHNEIDER and MARGO E. SCHNEIDER, 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:

Lot 44 in Block 30 of FOURTH ADDITION TO NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 30.930."

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

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 \$ 850.00

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 12 day of June, 1994; 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,  
THE DECLARATION OF TRUST DATED 7/16/90  
June 12, 1994

Robert A. Day  
ROBERT A. DAY TRUSTEE UNDER THE TERMS OF  
ROBERT S. DAY

Personally appeared the above named

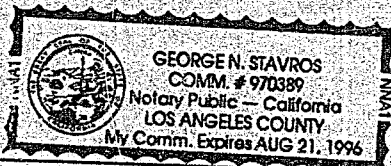
ROBERT A. DAY TRUSTEE UNDER THE TERMS OF THE DECLARATION OF TRUST DATED 7/16/90  
Robert S. Day

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

Before me:

George N. Stavros  
Notary Public for Oregon  
My commission expires: 8-21-96

STATE OF OREGON, County of ) ss.  
The foregoing instrument was acknowledged before me this  
1994, by  
president, and by  
secretary of



a corporation, on behalf of the corporation.  
Notary Public for Oregon  
My commission expires: (SEAL)

ROBERT A. DAY TRUSTEE UNDER THE TERMS OF  
P.O. BOX 81  
SIERRA MADRE, CALIF. 91024 ADDRESS

STATE OF OREGON  
THE DECLARATION OF TRUST DATED 7/16/90

County of Klamath

I certify that the within instrument was received for record on the 17th day of June, 1994, at 11:14 o'clock A.M., and recorded in book M94 on page 19145 or as file/reel number 82977

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer  
B. Danis Mullendore Deputy

HORST K. SCHNEIDER and MARGO E. SCHNEIDER  
3590 Round Bottom Rd Suite 166504  
Cincinnati, OH 45244

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Fee \$30.00