

WARRANTY DEED

MTC 33359-JW

KNOW ALL MEN BY THESE PRESENTS, That JAMES F. DAVIDGE and H. VIRGINIA DAVIDGE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by STEPHEN J. SCHEL and MYRA J. SCHEL, 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 49 in Block 32 of Tract 1184, FIRST ADDITION TO OREGON SHORES, UNIT 2, 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."

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 \$ 49,800.00. However, the actual consideration to be paid for this transfer shall be determined by the parties to this deed and shall be subject to the provisions of the deed.

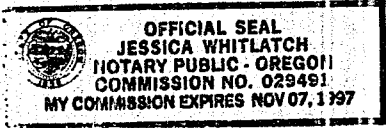
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals. In Witness Whereof, the grantor has executed this instrument this 26 day of July, 1994; 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,
County of Klamath, ss.
July 26, 1994.
Personally appeared the above named
JAMES F. DAVIDGE
H. VIRGINIA DAVIDGE

James F. Davidge
H. Virginia Davidge
H. VIRGINIA DAVIDGE

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

Before me: Jessica Whitlatch
Notary Public for Oregon
My commission expires: 11/7/97



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)

JAMES F. AND H. VIRGINIA DAVIDGE P.O. Box 513 Chiloquin, OR 97624 GRANTOR'S NAME AND ADDRESS	STEPHEN AND MYRA SCHEL P.O. BOX 823 CHILOQUIN, OR 97624 GRANTEE'S NAME AND ADDRESS
STEPHEN AND MYRA SCHEL P.O. BOX 823 CHILOQUIN, OR 97624 NAME, ADDRESS, ZIP	STEPHEN AND MYRA SCHEL P.O. BOX 823 CHILOQUIN, OR 97624 NAME, ADDRESS, ZIP

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 28th day of July, 1994, at 10:54 o'clock A.M., and recorded in book M94 on page 23065 or as file/reel number 84948, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mendenhall Deputy

Fee \$30.00

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