

MTC 36443DS

STATUTORY WARRANTY DEED

Frances M. Zile, GRANTOR, conveys and warrants to Richard E. Schaeffer and La Verne E. Schaeffer, husband and wife, GRANTEES, the following described real property free of encumbrances except as specifically set forth herein:

The North half of the Northeast quarter of the Southeast quarter of Section 12, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

Subject to: 1) 1995-96 and subsequent taxes; 2) rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways; 3) a 30 foot easement for roadway purposes as reserved in deed recorded March 21, 1973, in Volume M73, Page 2982, Klamath County, Oregon, Microfilm Records; and 4) any liens or encumbrances arising by, through, or under Grantees.

The true and actual consideration for this conveyance is \$8,000.00.

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.

Dated: ^{Dec} November 18, 1995

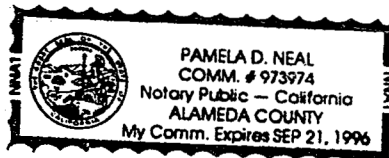
Frances M. Zile
Frances M. Zile

STATE OF ~~CALIFORNIA~~ ^{CALIFORNIA} ~~OREGON~~, County of ~~ALAMEDA~~ ^{ALAMEDA} ss. ^{December} November 18, 1995

Personally appeared the above named Frances M. Zile, and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:

Pamela D. Neal
Notary Public for ~~Oregon~~ ^{California}
My commission expires: 9-21-96



Until further notice, send all tax statements, and after recording return this document, to the following address:

Richard E. Schaeffer
P O Box 805
Warrenton, OR 97146

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co
on this 12th day of Jan A.D. 19 96
at 11:41 o'clock A M. and duly recorded
in Vol. M96 of Deeds Page 1037
Bernetha G. Letsch County Clerk

By Deputy Clerk

Fee, \$30.00

Deputy.