

1-1-74

22188

WARRANTY DEED

ARC # 640 4499 Vol. 196 Page 22818

KNOW ALL MEN BY THESE PRESENTS, That JOHN M. SCHOONOVER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES D. TREICHEL & MABEL SUE TREICHEL, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 #3 TRACT 1214 DESCHUTES LAND SALES, UNIT 2, BLOCK 1.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

SUBJECT TO EXISTING PLATTED ROAD,

SUBJECT TO PUBLIC UTILITY EASEMENTS.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

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 \$ 8,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17 day of May, 1991; 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.

John M. Schoonover

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
May 17, 1991

Personally appeared the above named

John M. Schoonover

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 9-20-93

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

\_\_\_\_\_, 19\_\_\_\_.

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_, who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

JOHN M. SCHOONOVER  
7740 CANNON STREET,  
KLAMATH FALLS, OREGON 97603

GRANTOR'S NAME AND ADDRESS

JAMES D. TREICHEL & MABEL SUE  
TREICHEL, 29770 KLOUTZ ROAD,  
EUGENE, OREGON 97405

GRANTEE'S NAME AND ADDRESS

After recording return to:

MR. & MRS. JAMES D. TREICHEL  
29770 KLOUTZ ROAD,  
EUGENE, OREGON 97405

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

MR. & MRS. JAMES D. TREICHEL  
29770 KLOUTZ ROAD,  
EUGENE, OREGON 97405

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 29th day of July, 1996, at 11:35 o'clock A.M., and recorded in book M96 on page 22818 or as file/reel number 22188, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk  
Recording Officer

By \_\_\_\_\_ Deputy

Fee \$30.00

SPACE RESERVED  
FOR  
RECORDER'S USE

96 JUL 29 AM 1:35