

NL

28064

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

VADA H. SCHMECK

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

D. T. MATTHEWS, M.D., INC.

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A parcel of land situate in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of the New Dalles-California Highway which bears South 89°49' East a distance of 799.0 feet and North 11°36' West a distance of 93.71 feet from the West quarter corner of said Section 7; thence South 78°24' West at right angles to said Highway a distance of 200.0 feet; thence South 11°36' East parallel with said Highway a distance of 400.0 feet; thence North 78°24' East a distance of 200.0 feet to a point on the Westerly line of said Highway; thence North 11°36' West, along said Highway a distance of 400.0 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the Dalles-California Highway.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record and those apparent upon the land, if any, as of the date of this deed

and that grantor will warrant and forever defend the 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 \$fulfillment of Contract. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 18 day of October, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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.

VADA H. SCHMECK

STATE OF OREGON, County of

This instrument was acknowledged before me on October 18, 1996, by VADA H. SCHMECK

This instrument was acknowledged before me on by as of

My commission expires

Notary Public for Oregon

VADA H. SCHMECK
3104 EAST BROADWAY
MESA AZ 85204

Grantor's Name and Address

D. T. MATTHEWS, M.D., INC.
P.O. BOX 659
MC ARTHUR, CA 96056

Grantee's Name and Address

After recording return to (Name, Address, Zip):

D. T. MATTHEWS, M.D., INC.
P.O. BOX 659
MC ARTHUR, CA 96056

Until requested otherwise send all tax statements to (Name, Address, Zip):

D. T. MATTHEWS, M.D., INC.
P.O. BOX 659
MC ARTHUR, CA 96056

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 8th day of November, 1996, at 11:31 o'clock A.M., and recorded in book/reel/volume No. M96 on page 35346 and/or as fee/file/instrument/microfilm/reception No. 28064, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Lass, Deputy.