

33318

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STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of February, 1997, at 2:46 o'clock P.M., and recorded in book/reel/volume No. M97 on page 5454 and/or as fee/file/instrument/microfilm/reception No. 33318, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

K-52225

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that ARBA F. SCHROEDER

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by EDEL & MARILYN M. YARRA NEW hereinafter called 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:

Lot #3: E 1/2 W 1/2 N 1/2 NE 1/4 SW 1/4 SECTION 10, TWP 25S, R8E W.M.

Lot #4: W 1/2 W 1/2 N 1/2 NE 1/4 SW 1/4 SECTION 10, TWP 25S R8E W.M.

TEN ACRES M OR L. SUBJECT TO A THIRTY (30) FOOT WIDE EASEMENT ADJACENT TO AND ALONG ENTIRE SOUTH BOUNDARY FOR MUTUAL ROADWAY AND POWER UTILITY USE. SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD.

97 FEB 24 P2:46

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state): TITLE APPARENT ON THE GROUND AND RECORD

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 \$ 6,700.00. However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. (The sentence between the symbols ϕ , 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 21st day of February, 1997; if grantor is a corporation, 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.

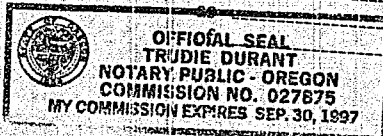
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

X Arba F. Schroeder

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on February 21st, 1997, by Arba F. Schroeder

This instrument was acknowledged before me on _____, 19____, by _____



Trudie Durant
Notary Public for Oregon
My commission expires _____