



45210

Vol. 1197 Page 30099

'97 SEP 15 AIO:37

STATUTORY WARRANTY DEED

ROLAND J. SCHILL

Grantor,

conveys and warrants to GARY W. PRICE

Grantee,

the following described real property free of liens and encumbrances, except as specifically set forth herein:
SEE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN.

This property is free of liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

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.

The true consideration for this conveyance is \$ 11,500.00 (Here comply with the requirements of ORS 93.030)

Dated this 15 day of Sept 1997

Roland J. Schill
ROLAND J. SCHILL

STATE OF OREGON
County of KLAMATH } ss.

BE IT REMEMBERED, That on this 15 day of September, 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ROLAND J. SCHILL

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



Susan Marie Campbell
Notary Public for Oregon.
My Commission expires MARCH 1, 1998

Title Order No. K51144S
Escrow No. K51144S

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

GARY W. PRICE1431 EAST SIDE BYPASSKLAMATH FALLS, OR 97603

Name, Address, Zip

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

GARY W. PRICE1431 EAST SIDE BYPASSKLAMATH FALLS, OR 97603

Name, Address, Zip

EXHIBIT "A"
DESCRIPTION OF PROPERTY

30100

All the following described real property situate in Klamath County, Oregon:

PARCEL 1:

A tract of land situated in the SE ¼ SW ¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Westerly right of way line of the Dalles-California Highway which point is 489.5 feet N 89°49' W along the East-West quarter line and S 6°02' W along the Westerly right of way of said highway 2100.49 feet from the center of Section 7, said Township and Range, and running thence S 6°02' W along said Westerly right of way line a distance of 173.6 feet to a point; thence N 89°42' W parallel to the South line of said Section 7, a distance of 486.54 feet to a point; thence N 6°02' E parallel to above mentioned Westerly right of way line a distance of 172.65 feet to a point; thence S 89°49' E a distance of 480.54 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the S ½ SW ¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point which lies N 89°49' W along the quarter line a distance of 976.04 feet and S 6°02' W parallel to the centerline of the Old Dalles-California Highway a distance of 2100.6 feet from the center of Section 7, Township 38 South, Range 9 E.W.M., said point being the Southeast corner of that tract conveyed by deed recorded in Volume 149, page 149; thence continuing S 6°02' W a distance of 172.65 feet to a point; thence N 89°49' W parallel to the above mentioned quarter line to a point on the Easterly right of way line of the New Dalles-California Highway; thence in a Northwesterly direction along said right of way line of said new highway to a point on the Easterly right of way line of said new highway which is N 89°49' W a distance of 132 feet, more or less, from the point of beginning; thence S 89°49' E a distance of 132 feet, more or less, to the point of beginning.

EXCEPTING FROM THE ABOVE DESCRIBED 2 PARCELS that property described in Warranty Deed to Klamath County, a political subdivision of the State of Oregon, recorded August 27, 1981 in Volume M81, page 15270, Deed records of Klamath County, Oregon, as follows: A parcel of land in the SE ¼ of the SW ¼ of Section 7, Township 38 South, Range 9 East, of the Willamette Meridian, more particularly described as follows: Beginning at a point on the Westerly right of way line of Wocus Road, Klamath County, Oregon, which point is 489.5 feet North 89°49' Westerly along the East-West quarter line and South 6°02' Westerly along the West right of way of said Wocus Road, 2193.69 feet from the center of Section 7, said township and range; and run thence South 6°02' West along said Westerly right of way line a distance of 80.4 feet; thence North 89°42' Westerly 563.7 feet; thence Northwesterly along the east right of way line of The Dalles-California Highway 81.86 feet; thence South 89°42' East 589.10 feet to the point of beginning.
And further described as the Southerly 80 feet of the parcels described in Volume M-76, pages 14208, 14209 and 14210 of Klamath County, Oregon, deed records.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title the 15th day
of Sept. A.D., 19 97 at 10:37 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 30099.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Kathleen Kaga