

48911

After recording return to  
 STEVEN A. SCHUMACHER 97 NOV 20 P3:04  
 P.O. BOX 340  
 GILCHRIST, OR 97737-0340

TITLE ORDER NO: K-51398  
 KEY ESCROW NO: 41-1175

Until a change is requested tax statements  
 shall be sent to the following address:  
 SAME AS ABOVE

WARRANTY DEED -- STATUTORY FORM  
 (INDIVIDUAL or CORPORATION)

WILLIAM F. COX and BETTY J. COX, husband and wife Grantor,

conveys and warrants to:

STEVEN A. SCHUMACHER, an individual, Grantee,

the following described real property free of encumbrances except as  
 specifically set forth herein:

SEE EXHIBIT "A" WHICH IS MADE A PART HEREOF BY THIS REFERENCE

Tax Account No: R149903	Map No: 24-08-36-1700
Tax Account No: 7959	Map No: 24-08-36-1700
Tax Account No: M701798	Map No: M-176296

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 \$160,000.00. However, if  
 the actual consideration consists of or includes other property or other  
 value given or promised, such other property or value was part of the/the  
 whole of the (indicate which) consideration.

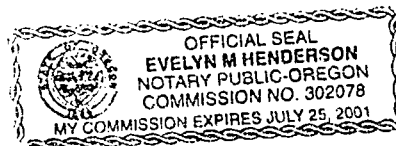
If grantor is a corporation, this has been signed by authority of the Board of  
 Directors.

Dated this 12 day of Nov., 1997.

GRANTOR(S):

WILLIAM F. COX

Betty J. Cox  
 BETTY J. COX



STATE OF OREGON, County of DESCHUTES ) ss.

This instrument was acknowledged before me on NOVEMBER 12, 1997,  
 by WILLIAM F. COX and BETTY J. COX

Evelyn M. Henderson  
 Notary Public for Oregon

My commission expires: 7-25-01

After recording return to:

~~STEVEN A. SCHUMACHER~~

~~P.O. BOX 340~~

~~GILCHRIST, OR 97737-0340~~

38180

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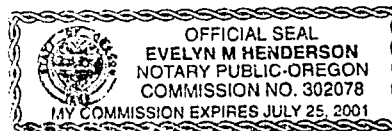
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William F. Cox  
WILLIAM F. COX

BETTY J. COX



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This instrument was acknowledged before me on NOVEMBER 12, 1997,  
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## EXHIBIT A

38181

A parcel of land situated in the SW $\frac{1}{4}$  of Section 36, Township 24 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of said Section 36; thence South 89°28'54" East along the Southerly line of said Section 36, 254.05 feet to the Westerly line of that certain parcel described in Deed Volume M74 page 13285, being the official Klamath County Records; thence North 00°34'19" East along the Westerly line of said parcel described in Deed Volume M74 page 13285, 202.25 feet to the Northwest corner of that parcel described in Deed Volume M74 page 13285; thence South 89°25'41" East along the Northerly line of said parcel described in Deed Volume M74 page 13285, 546.69 feet to the Southwest corner of that certain parcel described in Deed Volume M77 page 17497 being the official Klamath County Records; thence North 00°34'19" East along the Westerly line of said parcel described in Deed Volume M77 page 17497, 295.00 feet to the Northwest corner of said parcel described in Deed Volume M77 page 17497, thence South 89°25'41" East along the Northerly line of said parcel described in Deed Volume M77 page 17495, 528.10 feet to the Easterly line of the SW $\frac{1}{4}$  of said Section 36; thence North 00°19'29" East along the Easterly line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 36, 823.43 feet to the Northeast corner of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence North 89°34'19" West along the Northerly line of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ , 1332.27 feet to the Northwest corner of said SW $\frac{1}{4}$  of the SW $\frac{1}{4}$ ; thence South 00°16'06" West along the Westerly line of said Section 36, 1317.59 feet to the point of beginning.

## SUBJECT TO:

1. We find no apparent means of ingress or egress to or from the above property.
2. Right of Way Easement, including the terms and provisions thereof,  
 Dated : April 14, 1981,  
 Recorded : April 30, 1981, in Volume M81 page 7878, Deed records of Klamath County, Oregon  
 From : William F. and Betty J. Cox  
 To : Midstate Electric Cooperative, Inc.
3. Application for Electric Service, including the terms and provisions thereof,  
 Dated : July 17, 1981,  
 Recorded : August 24, 1981, in Volume M81 page 15048, Deed records of Klamath County, Oregon  
 From : William F. Cox and Betty J. Cox  
 To : Midstate Electric Cooperative, Inc.

STATE OF OREGON: COUNTY OF KLAMATH : ss.

Filed for record at request of Klamath County Title the 20th day  
 of November A.D., 19 97 at 3:04 o'clock P. M., and duly recorded in Vol. M97  
 of Deeds on Page 38179.

FEE \$40.00

By Bernetha G. Leisch, County Clerk  
Kathleen Ross