

55362

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That John M. Schoonover
7740 Cannon Street, Klamath Falls, Oregon 97603

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Dennis A. Ross and Linda L. Ross - H & W

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:

LOT #14, BLOCK 1, TRACT 1214, DESCHUTES LAND SALES, UNIT 2.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

SUBJECT TO PUBLIC UTILITY EASEMENTS

SUBJECT TO A TEN FOOT (10 FOOT) WIDE EASEMENT ADJACENT TO AND

PARALLEL WITH THE EAST BOUNDARY LINE FOR MUTUAL ROADWAY AND

ACCESS TO PARCELS #12, #13, #15 AND #16.

(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

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 \$10,000.00. However, the grantor hereby certifies that the consideration paid for this transfer is the sum of \$10,000.00, and that the grantor has received the same in full payment of the purchase price of the above described premises.

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 9th day of June, 1994; 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.

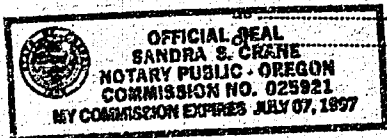
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30930.

John M. Schoonover

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on August 19, 1994 by JOHN M. SCHOONOVER

This instrument was acknowledged before me on , 19, by



Sandra S. Crane

My commission expires 7/7/97 Notary Public for Oregon

John M. Schoonover
7740 Cannon Street,
Klamath Falls, Ore. 97603

Grantor's Name and Address

Dennis A Ross & Linda L. Ross
4047 Hampshire Lane,
Eugene, Oregon 97404

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Dennis A. Ross & Linda L. Ross
4047 Hampshire Lane,
Eugene, Oregon 97404

Until requested otherwise send all tax statements to (Name, Address, Zip):
Dennis A. Ross & Linda L. Ross
4047 Hampshire Lane,
Eugene, Oregon 97404

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 26th day of March, 1998, at 3:57 o'clock P.M., and recorded in book/reel/volume No. 198 on page 9897 and/or as fee/file/instrument/microfilm/reception No. 55362, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By KATHLEEN ROSAS, Deputy.

Fee: \$30.00