



WARRANTY DEED

ASPEN TITLE ESCROW NO. 01051091

AFTER RECORDING RETURN TO:
Jon D. Schnebly & Laurie K Goolsby

20766 Keno Warden Road
Klamath Falls, OR. 97604

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

Gerald A. Vieira and Virginia E. Vieira, husband and wife,
hereinafter called GRANTOR(S), convey(s) and warrants to Jon D.
Schnebly and Laurie K. Goolsby, not as tenants in common, but
with full rights of survivorship, hereinafter called
GRANTEE(S), all that real property situated in the County of
Klamath, State of Oregon, described as:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH
HEREIN

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✓ "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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land, contracts and/or
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$160,000.00

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 24th day of May, 2000.

Gerald A. Vieira
Gerald A. Vieira

Virginia E. Vieira
Virginia E. Vieira

STATE OF Oregon ~~NEVADA~~, County of Klamath)ss.

On May 27th, 2000, personally appeared the above named Gerald
A. Vieira and Virginia E. Vieira, and acknowledged the
foregoing instrument to be their voluntary act and deed.

Before me: Susan L Prochaska
Notary Public for ~~Nevada~~ Oregon
My Commission Expires: Oct. 30th 2003



EXHIBIT "A"

The W 1/2 SW 1/4 SE 1/4 of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH an easement for roadway purposes as described in instruments recorded May 23, 1977 in Book M-77 at Page 8927 and recorded August 15, 1980 in Book M-80 at Page 15398.

ALSO TOGETHER WITH an easement for ingress and egress across and over the following described real property as described in easement recorded August 31, 1976 in Book M-76 at Page 13606, Microfilm Records of Klamath County, Oregon:

PARCEL A:

That portion of the SW 1/4 of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, including within the land of the Southern Pacific Company described in deed dated August 31, 1908, from H. F. Chapman, et al., to California Northeastern Railway Company, recorded January 1, 1909 in Book 25 at Page 399, and in Deed dated August 30, 1907 from H. F. Chapman, et al., to California Northeastern Railway Company, recorded October 5, 1907 in Book 23 at Page 205, Deed Records of Klamath County, Oregon.

PARCEL B:

That portion of the N 1/2 of Section 4, Township 41 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, included within the land of the Southern Pacific Company described in deed dated May 10, 1907, from F. H. Downing, et al., to California Northeastern Railway Company, recorded June 7, 1907 in Deed Book 22 at Page 549, and in Deed dated December 19, 1907 from D. L. Gordon, et ux., to California Northeastern Railway Company, recorded January 20, 1908 in Deed Book 23 at Page 497, Deed Records of Klamath County, Oregon.

CODE 8 & 22 MAP 4008-3200 TL 1200

State of Oregon, County of Klamath
Recorded 05/30/00, at 11:37 m.
In Vol. M00 Page 19276
Linda Smith,
County Clerk Fee\$ 26⁰⁰