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## 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 C. Carl King and Shirley A. King H&W, 33727 Row River Rd., Cottage Grove, Ore., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 11, Block 1, Tract 1214 Deschutes Land Sales, Unit 2, Klamath County.

Subject to reservations, restrictions and easements of record.

Subject to public utility easements.

This instrument is being recorded as an encumbrance only, and has not been subject to a validity, which may be subject to the provisions of the Oregon Recording Act. This county recording has been registered at ASPEN TITLE & RECORD, INC.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 said 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 actual consideration paid for this transfer, stated in terms of dollars, is 10,000.00~~ (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 19th day of November, 1990; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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.

STATE OF OREGON, } ss.  
County of Klamath  
December 10, 1990

Personally appeared the above named  
John M. Schoonover  
and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:  
(OFFICIAL SEAL) Charlotte Flory  
Notary Public for Oregon  
My commission expires: 9-20-93

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared \_\_\_\_\_ and  
\_\_\_\_\_, who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_, president and that the latter is the  
\_\_\_\_\_, secretary of \_\_\_\_\_

\_\_\_\_\_, a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(If executed by a corporation, affix corporate seal)

John M. Schoonover  
7740 Cannon Street,  
Klamath Falls, Oregon 97603  
GRANTOR'S NAME AND ADDRESS

C. Carl King & Shirley A. King H&W  
33727 Row River Road,  
Cottage Grove, Oregon 97424  
GRANTEE'S NAME AND ADDRESS

After recording return to:

C. Carl King & Shirley A. King  
23727 Row River Road,  
Cottage Grove, Oregon 97424  
NAME, ADDRESS, ZIP

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

C. Carl King & Shirley A. King  
33727 Row River Road,  
Cottage Grove, Oregon 97424  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath  
Recorded 09/17/01 at 10:38 a.m.  
In Vol. M01 Page 47104  
Linda Smith,  
County Clerk Fee \$ 21.00