

After Recording Return To:

Jim N. Slothower
PO Box 351
Bend, OR 97709

Until a change is requested, all tax statements shall be sent to the Grantee at the following address:

mtc SS 471

Consideration \$86,000.00 plus additional sums

STATUTORY WARRANTY DEED

WILLIAM SCHNELLER and DELORES SCHNELLER, husband and wife, Grantors, hereby convey and warrant to RON SOUTHARD, Grantee, the following described real property, free of encumbrances except as specifically set forth herein:

Lots 1, 2, 3, 6 and 7, in Block 3 of CHEMULT, according to the official plat thereof on file with the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH that portion of alley vacated March 6, 1957, in volume 290, page 222, Deed Records of Klamath County, Oregon, which inurred thereto.

SUBJECT TO:

1. Taxes for the fiscal year 2000-2001, partially paid.
2. Taxes for the fiscal year 2001-2002, a lien now due and payable.
3. Exclusive Easement for the use of a well and the water therein, subject to the terms and provisions thereof; Dated: June 26, 1989; Recorded July 20, 1989; Volume M89, page 13251, Microfilm Records of Klamath county, Oregon.
3. An easement created by instrument, subject to the terms and provisions thereof; Dated: January 26, 2001; Recorded: February 8, 2001; Volume: M01, page 5062, Microfilm Records of Klamath County, Oregon; In favor of: The State of Oregon, by and through its Department of Transportation; For: Slopes; Affects: A westerly portion of the property herein described.
4. State of Oregon Well Ownership Information form; recorded: October 27, 2000; Volume M00, page 39233, Microfilm Records of Klamath County, Oregon; Well I.D. No.: L45063

26.00 M

55974

The consideration for this transfer is \$86,000.00 and all additional sums heretofore paid by Grantee to Grantor in connection with the purchase of the above described property.

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.

DATED this 24 day of October, 2001.

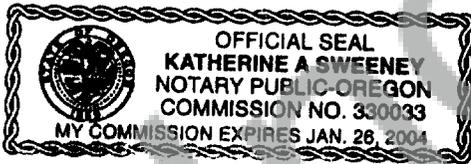
William J Schnell
WILLIAM SCHNELLER

Dolores Schnell
DOLORES SCHNELLER

STATE OF OREGON)
County of Deschutes)

ss:

Personally appeared WILLIAM SCHNELLER and DOLORES SCHNELLER and acknowledged the foregoing instrument to be their voluntary act and deed. Before me this 24 day of October, 2001.



Katherine A Sweeney
Notary Public
My Commission Expires: 1/26/04

Address of Property: 109661 Highway 97 North, Chemult, OR 97731
Tax Acct. No.: 2708 021CB 00300 000

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State of Oregon, County of Klamath
Recorded 10/31/01 at 3:18 p. m.
In Vol. M01 Page 55973
Linda Smith,
County Clerk Fee\$ 26.00