

## SPECIAL WARRANTY DEED

Vol M02 Page 10430

Orville L. Ohles and Lorena E. Ohles, husband and wife, Nena May Sohrakoff, nka Nena May Parks, and Donald R. Parks, husband and wife, Grantors, convey and specially warrant to Jerry A. Schumann and Patricia E. Schumann, Grantees, the following described real property free of encumbrances created or suffered by the grantors except as specifically set forth herein, legally described on Exhibit "A", attached hereto and incorporated by reference herein as if fully set forth, subject to the encumbrances also set forth on Exhibit "A".

SUBJECT TO contracts and/or liens for irrigation and/or drainage, the schedule of exclusions from coverage, together with any schedules contained in standard title policies, reservations, easements, restrictions and rights of way of record and those apparent on the land.

ALSO SUBJECT TO rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

ALSO SUBJECT TO those certain exceptions set forth on the attached Exhibit A, incorporated herein by reference as if fully set forth.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING AND 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 AND ACTUAL CONSIDERATION for this conveyance is \$49,000.00.

DATED this 22nd day of February, 1995.

Orville L. Ohles  
ORVILLE L. OHLES

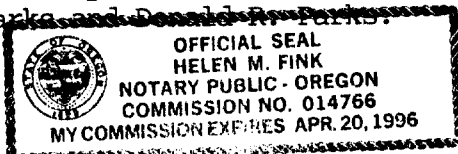
Nena May Parks  
NENA MAY PARKS

Lorena E. Ohles  
LORENA E. OHLES

Donald R. Parks  
DONALD R. PARKS

STATE OF OREGON/County of Klamath ) ss.

THIS INSTRUMENT was acknowledged before me this 22nd day of February, 1995, by Orville L. Ohles, Lorena E. Ohles, Nena May Parks and Donald R. Parks.



Helen M. Fink  
NOTARY PUBLIC FOR OREGON  
My Commission Expires: 4/20/96

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GRANTORS NAME AND ADDRESS: ORVILLE L. OHLES & LORENA E. OHLES AND NENA MAY PARKS AND DONALD R. PARKS-1921 ORINDALE RD Klamath Falls, OR 97601

GRANTEES NAME AND ADDRESS: JERRY A. SCHUMANN & PATRICIA E. SCHUMANN  
4115 HWY 140 West Klamath Falls, OR 97601

AFTER RECORDING, RETURN TO: JERRY A. SCHUMANN & PATRICIA E. SCHUMANN  
4115 HWY 140 West Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED,  
SEND TAX STATEMENT TO: JERRY A. SCHUMANN & PATRICIA E. SCHUMANN  
4115 HWY 140 West Klamath Falls, OR 97601

13B

State of Oregon, County of Klamath  
Recorded 02/21/2002 11:14a m.  
Vol M02, Pg 10430-31  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

264

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

SE 1/4

The South 1/2 of the NE1/4 of the ~~SW1/4~~ of Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; SAVING AND EXCEPTING THEREFROM that portion conveyed to Fred F. Daniel by deed recorded September 7, 1946, in Book 195, at page 205 Deed Records of Klamath County, Oregon, which reads as follows:

"a strip of land 29 feet wide, and beginning at the Northwest corner of the S1/2 of the NE1/4 of the SE1/4, Section 1, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, and extending 38 1/2 rods along the West end of said tract (leaving to grantors a 1 1/2 rod strip for way to the County Road at the Southwest corner of said tract.)"

TOGETHER with that certain easement as evidenced by deed recorded September 29, 1950, in Book 242, at page 337, Deed Records of Klamath County, Oregon.