

Grantor's Name and address:

Roland J. Schill
8333 Highway 97 N
Klamath Falls, Or 97601

Grantee's Name and Address:

Richard J. Schill
1262 Shadow Lane
Klamath Falls, Or 97601

ord

After recording return to:

*ret
oc*
Roland J. Schill
8333 Highway 97 N
Klamath Falls, OR 97601

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

Richard J. Schill
1262 Shadow Lane
Klamath Falls, Or 97602

State of Oregon, County of Klamath
Recorded 12/06/04 2:57 P m
Vol M04 Pg 83654-55
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

(Life Estate)

KNOW ALL MEN BY THESE PRESENTS, That Roland J. Schill hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Richard J. Schill and Beverly Schill, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, reserving to Roland J. Schill, the grantor, a life estate for the life of Roland J. Schill, in that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot six (6) of Section thirty-six (36) in Township thirty-seven (37) south of Range eight (8) and Lot six (6) of Section thirty-one (31) in Township thirty-seven, (37), south of Range nine (9), all east of the Willamette Meridian, and containing fifty-six (56) acres, more or less.

Subject to:

1. An encumbrance in favor of City Finance in the approximate amount of \$38,000 which the grantee, Richard J. Schill and Beverly Schill, shall assume and pay and hold grantor harmless from; and
2. Those encumbrances of record and those apparent on the land, if any.

3. Subject to the reservations contained in the Patent from the United States recorded in volume 210 at page 291 of Klamath County Deed Records, and right of way of the State of Oregon for Highway purposes; and any and all unpaid taxes.

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 except those noted above and those apparent on the land, if any, 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 whosoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$60,000. *However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration.

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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 6th day of December, 2004.

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 TO VERIFY APPROVED USES.

Roland J. Schill
Roland J. Schill

STATE OF OREGON)
) ss
County of Klamath)

Dated: December 6, 2004

Personally appeared the above named Roland J. Schill and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Dolores Down
Notary Public for Oregon
My Commission Expires:

