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State of Oregon, County of Klamath  
Recorded 07/19/05 9:05a-m  
Vol M05 Pg 55303-04  
Linda Smith, County Clerk  
Fee \$ 26.00 # of Pgs 2

## WARRANTY DEED

GERALD W. SCHUELLER, and EVA M. SCHUELLER, husband and wife, Grantors, convey and warrant to G. W. SCHUELLER and EVA M. SCHUELLER, trustees or their successors in trust under the GERALD & EVA SCHUELLER LIVING TRUST, dated June 30, 2005, and any amendments thereto, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

A portion of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, as described in the attached Exhibit "A".

The liability and obligations of the Grantors to Grantees and Grantees' heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature, and terms of any right or indemnification available to Grantors under any title insurance policy, and Grantors shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantors under any such title insurance policy.

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

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 DEPARTMENTS TO VERIFY APPROVED USES; AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this June 30, 2005

Gerald W. Schueller  
GERALD W. SCHUELLER

Eva M. Schueller  
EVA M. SCHUELLER

STATE OF OREGON, County of Lane ) ss.

Personally appeared the above named GERALD W. SCHUELLER and EVA M. SCHUELLER, and acknowledged the foregoing instrument to be their voluntary act and deed this June 30, 2005.

Before me:

Milton E. Gifford  
Notary Public for Oregon



## WARRANTY DEED

After recording return to:

Milton E. Gifford, P.C.

P.O. Box 247

Cottage Grove, OR 97424

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

G. W. SCHUELLER and EVA M. SCHUELLER

36810 Row River Road

Cottage Grove, OR 97424

pr.

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Exhibit "A"

The Northerly 300 feet of that certain parcel of land situated in Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 564 feet West of the Northeast corner of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, or on the North line of said Lot 9 and the East line of Dalles-California Highway right of way; thence West 469 feet to the lake shore line; thence West of South approximately 650 feet to the North line of 100 foot lot owned by Chas. Blair Knight by deed dated May 23, 1936, approved September 9, 1936, L-Adj. 13295 BDS; thence East along North line of said 100 foot lot, 592 feet to a point on the East line of Dalles-California Highway right of way; thence North 600 feet to the point of beginning, being all that part of Lot 9, Section 7, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, West of East line of Dalles-California Highway right of way and North of the North line of the 100 foot lot owned by Chas. Blair Knight by deed mentioned above.

EXCEPTING the Northerly 200 feet thereof.

SUBJECT, however, to the following:

1. Of the public in and to any portion of the herein described premises lying within the limits of streets, or highways.
2. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of the Klamath Lake.
3. Reservations and restrictions, including the terms and provisions thereof, as contained in Agreement from Carlos Blair to The California Oregon Power Company recorded in Volume 65, page 580, Deed Records of Klamath County, Oregon, for construction and operation of a dam. (With other property)
4. Grant of Right of Way, including the terms and provisions thereof, from Carlos Blair to The California Oregon Power Company, a California corporation, for pole and wire lines and appurtenances, recorded September 27, 1939 in Volume 124, page 510, Deed Records of Klamath County, Oregon. (With other property)
5. Reservations as contained in instrument recorded in Volume 306, page 304, Records of Klamath County, Oregon.
6. Reservations and restrictions as contained in Land Status Report recorded in Volume 308, page 439 and Volume 311, page 136, Deed Records of Klamath County, Oregon.
7. Grant of Right of way, including the terms and provisions thereof, granted to the California Oregon Power Company for pole and wire lines, recorded in volume 320, page 204, Records of Klamath County, Oregon. (With other property)