

EA

NO PART OF ANY STEVENS-NESS FORM MAY BE



Schill, Richard J. & Beverly A.  
 P.O. Box 821  
 Klamath Falls, OR 97601

Grantor's Name and Address

Bobby S. Owens  
 9096 Old Fort Rd.  
 Klamath Falls, OR 97601

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Bobby S. Owens  
 9096 Old Fort Rd.  
 Klamath Falls, OR 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

Bobby S. Owens  
 9096 Old Fort Rd.  
 Klamath Falls, OR 97601

2006-023913  
 Klamath County, Oregon



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12/01/2006 09:06:28 AM

Fee: \$21.00

as

in

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Schill, Richard J. &amp; Beverly A.

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by

Bobby S. Owens

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

A tract of land more particularly described as follows: beginning at an iron pin on the Southerly right of way line of the old Dalles-California Highway which lies South 1 degree 5 feet West, along the West line of Lot 3, Section 31, Township 37 South Range 9 East of the Willamette Meridian, a distance of 328.5 feet and North 73 degrees 54 feet East a distance of 140.8 feet to a point which is a point of curvature of the 16 degree curve to the left of the old Dalles-California Highway; and South 16 degrees 6 feet East a distance of 30 feet from the iron pin which marks the NW corner of said Lot 3 and running thence: following the arc of a 14 degree 46 feet curve to the left, which curve is also the Southwesterly right of way line of the old Dalles-California Highway a distance of 39 feet to an iron pin; thence South 21 degrees 54 feet East a distance of 144.9 feet to an iron pin; thence North 63 degrees 21 feet West a distance of 144.25 feet to a point; thence North 16 degrees 6 feet West a distance of 45 feet to a point on the Southeasterly right of way line of the old Dalles-California Highway; thence Northeasterly following said Southeasterly right of way line a distance of 52 feet, more or less to the point of beginning, said tract being located in Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Map Tax Lot: R-3709-031DE-00700-000

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

And grantor hereby covenants to and with 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 (if no exceptions, so state):

No exceptions

and that grantor will warrant and forever defend the 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 \$ \$500.00. ① However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☐ part of the (indicate which) consideration. ① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

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

In witness whereof, the grantor has executed this instrument on 11-28-06; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Beverly A. Schill  
 Richard J. Schill

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on November 28th 2006  
 by Richard J. Schill

This instrument was acknowledged before me on November 28th 2006  
 by Beverly A. Schill

as

of

Notary Public for Oregon

My commission expires 2-21-09