

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

KENNETH LEE SCHELLER5000 CARIBOU CT SWALBANY, OR 97321

Grantor's Name and Address

DEBORAH MAXINE SCHELLER5000 CARIBOU CT SWALBANY OR 97321

Grantee's Name and Address

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

KENNETH L. SCHELLER5000 CARIBOU CT SWALBANY OR 97321

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

KENNETH L. SCHELLER5000 CARIBOU CT SWALBANY, OR 97321

2009-010145

Klamath County, Oregon



00070097200900101450020026

07/27/2009 03:04:55 PM

Fee: \$26.00

SPACE RESE-

FOR

RECORDER

DEED CREATING ESTATE BY THE ENTIRETY

KNOW ALL BY THESE PRESENTS that KENNETH LEE SCHELLER

_____, hereinafter called grantor,
 the spouse of the grantee hereinafter named, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto
DEBORAH MAXINE SCHELLER, herein called the grantee,
 an undivided one-half of 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:

See Exhibit A

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

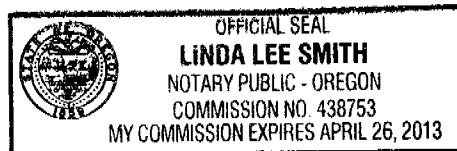
To Have and to Hold an undivided one-half of the above described real property unto the grantee forever.

The above named grantor retains a like undivided one-half of that same real property, and it is the intent and purpose of this instrument to create, and there hereby is created, an estate by the entirety between husband and wife as to this real property.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ Zero.^① However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.^① (The sentence between the symbols ^①, if not applicable, should be deleted, See ORS 93.030.)

IN WITNESS WHEREOF, the grantor has executed this instrument on July 27, 2009

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 27, 2009 ss.
 by Linda Smith

Linda Smith

Notary Public for Oregon

My commission expires 4/26-2013

EXHIBIT "A"

A parcel of land in the E 1/2 E 1/2 SE 1/4 SE 1/4 of Section 32, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the Easterly section line of Section 32, said point being North 00 degrees 12' 42" West 131.89 feet from the Southeast corner of Section 32; running thence North 89 degrees 29' 55" West 330.36 feet; thence North 00 degrees 15' 10" West 430.78 feet to a parcel of land owned by Marion W. Gruver; thence along these lands of Gruver, South 89 degrees 35' 57" East 50.00 feet; thence North 00 degrees 15' 10" West 155.16 feet; thence South 89 degrees 35' 57" East 280.78 feet to the Easterly line of Section 32; thence along said section line, South 00 degrees 12' 42" East 586.51 feet to the point of beginning.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the boundaries of roads or highways.
2. Subject to rules and regulations of Fire Patrol District.
3. Order in the matter of Request for Conditional Use Permit 47087 for Non-Farm Dwellings In a Farm Use Zone for Willamette Savings and Loan before the Klamath County Planning Commission, Klamath County, Oregon, recorded December 4, 1987 in Book M-87 at page 21825.
4. Easement and Water Delivery Agreement, including the terms and provisions thereof:
 Between: Marion W. Gruver
 And: American Savings & Loan Association (a Federal Association), dba Willamette Savings and Loan Association
 Dated: July 13, 1988
 Recorded: July 14, 1988 Book: M-88 Page: 11141
5. Agreement, Granting Easements for Access, including the terms and provisions thereof:
 Between: America Savings & Loan Association (a Federal Association), dba Willamette Savings and Loan Association ("Willamette")
 And: Marion W. Gruver ("Gruver")
 Dated: June 24, 1988
 Recorded: July 14, 1988 Book: M-88 Page: 11147
6. Agreement Granting Easements for Access, including the terms and provisions thereof:
 Between: America Savings & Loan Association (a Federal Association), dba Willamette Savings and Loan Association ("Willamette")
 And: Marion W. Gruver ("Gruver")
 Dated: February 2, 1989
 Recorded: February 8, 1989 Book M-88 Page: 2502

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 10th day of March A.D., 19 89 at 3:28 o'clock P M., and duly recorded in Vol. M89 of Deeds on Page 4179.

FEE \$13.00

Evelyn Biehn County Clerk
 By Sandra Mueland