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REEL 89 PAGE 1095

21771

WARRANTY DEED

VINCENT C. PFEIFER, a single man, conveys to LEONARD SCHAAD, JR. and AGNES B. SCHAAD, husband and wife, all that real property situated in Marion County, State of Oregon, described as:

Beginning at the Northeast corner of Lot 4, Block 2, PIONEER GARDENS, in Marion County, Oregon; thence Southerly along the East line of said Lot, 81.0 feet; thence Westerly and parallel with the North line of said Lot, 145.41 feet to the West line of said Lot; thence North-erly along the West line of said Lot, 81.0 feet to the Northwest corner of said Lot; thence Easterly along the North line of said Lot, 145.57 feet to the place of beginning.

SUBJECT TO the conditions and restrictions contained in the dedication of PIONEER GARDENS, as recorded in Volume 14, Page 13, Record of Town Plats for Marion County, Oregon, to which reference is hereby made.

and covenants that grantor is the owner of the above described property free of all encumbrances, except as shown above and a lien to the City of Salem for sewer assessment, docketed June 13, 1966, as Ordinance No. 120-66, Page 6400, amount still due \$168.65, plus interest, which amount grantees agree to assume and pay; and will warrant and defend the same against all persons who may lawfully claim the same except as shown above.

The true and actual consideration for this transfer is \$ 4,500.00.

DATED this 16th day of July, 1974.

Vincent C Pfeifer
Vincent C. Pfeifer

STATE OF OREGON
County of Marion

July 16, 1974.

Personally appeared the above named VINCENT C. PFEIFER, a single man, and acknowledged the foregoing instrument to be his own voluntary act. Before me:

Olga Riddle
Notary Public for Oregon
My commission expires: 6-20-77

DAVID F. BATES
Attorney at Law
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Send Tax Statements to:
Mr. & Mrs. Leonard Schaad, Jr.
3250 Pleasant Ave. SE
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SALEM