

1967/50

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STEVENS-NESS, LAW FIRM, CO., PORTLAND, ORE.

KNOW ALL MEN BY THESE PRESENTS, That JERRY L. SHELLEY and BERTHA B. SHELLEY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CLAYTON EDWARD SPENCE and KATHRYN MARIE SPENCE, 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, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 12 of POOLE HOMESITES, Klamath County, Oregon.

SUBJECT TO: 1971-72 real property taxes which are now a lien but not yet payable, and all future real property taxes and assessments; acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder; contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage; reservations, restrictions, easements and rights of way of record, and those apparent on the land.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 as above set forth

and that grantor will warrant and forever defend the above granted 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 \$ 16,750.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 16,750.00. In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 17th day of August, 1971

STATE OF OREGON, County of Klamath) ss.
Personally appeared the above named JERRY L. SHELLEY and BERTHA B. SHELLEY, husband and wife,

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: *Heidi Helmer*
Notary Public for Oregon
My commission expires July 8, 1973

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

Jerry L. Shelley et ux

TO

Clayton Edward Spence

et ux

AFTER RECORDING RETURN TO

Walker Realty

430 S 5th

Puty

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$1.50

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of AUGUST, 1971, at 4:32 o'clock P.M., and recorded in book M 71 on page 8630 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By *Heidi Helmer* Deputy

AUG 17 4 42 PM 1971

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