

92866

LIMITED WARRANTY DEED Vol. 114 Page

12053

THIS IS A DEED dated June 12, 1974 by SHELL OIL COMPANY, a Delaware corporation with offices at 1425 N.E. Irving in Portland, Oregon, (herein called "Grantor") to GEORGE C. MAY AND PHYLLIS R. MAY, husband and wife, of 953 Spring Street in Klamath Falls, Oregon 97601 (herein called "Grantee", whether one or more):

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described Premises situated at 5419 South Sixth Street, City of Klamath Falls, County of Klamath, State of Oregon:

The Southerly 125.0 feet of Tracts 1 and 2 of PLEASANT HOME TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, EXCEPT that part thereof described as follows:

BEGINNING on the West line of said Tract 1 at a point 10.78 feet Northerly of the Southwest corner of said tract; thence Southerly along said West line 10.78 feet to said Southwest corner; thence Easterly along the South line of said Tracts 1 and 2 a distance of 149.4 feet to the Southeast corner of said Tract 2; thence Northerly along the East line of said Tract 2 a distance of 10.69 feet; thence Westerly in a straight line to the Point of Beginning, containing 1,604 square feet.

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the Premises would show:

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1973-74 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the Premises against the lawful claims of all persons claiming by, through or under Grantor.

EXECUTED by Grantor by its Vice President (hereunto duly authorized) as of the date first herein specified.

WITNESSES:

SHELL OIL COMPANY

[Signature]
[Signature]

By *[Signature]*
E. F. Loveland, Vice President

ATTEST: *[Signature]*
C. M. Wright, Assistant Secretary

Until a change is requested, all tax statements shall be sent to the following address:
United States National Bank of Oregon
c/o Realty Tax Service
321 S. W. Fourth Ave.
Portland, Oregon 97204

Please return to:
Klamath Falls Real Estate Service
Portland, OR 97204
Klamath Falls Oregon 97601

SEP 10 4 12 PM 1974

12054

STATE OF TEXAS }
COUNTY OF HARRIS } SS.

On this 12th day of June, 1974, before me appeared E. F. LOVELAND, to me personally known, who, being duly sworn, did say that he is ~~the~~ a Vice President of Shell Oil Company, the within named corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board or directors; and said E. F. Loveland acknowledged said instrument to be the voluntary act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal this the day and year first in this, my certificate, written.

My Commission expires:
June 1, 1975.

M. J. McPhail
Notary Public

M. J. McPHAIL
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975

STATE OF OREGON, }
County of Klamath } ss.

Filed for record at request of
Klamath County title

on this 10 day of Sept A. D., 19 74
at 4:12 o'clock P M. and duly
recorded in Vol. M-74 of deeds
Page 12053

WM. D. MILNE, County Clerk

By Carol L. Baker
Fee 4.00 Deputy.