

38-10701

13963

WARRANTY DEED (INDIVIDUAL)

Vol. 76 Page 7422

HARVEY J. FORSTER and MURIEL A. FORSTER, husband and wife

hereinafter called grantor, convey(s) to

PAUL W. SHIPMAN and OPAL O. SHIPMAN, husband and wife

all that real property situated in the County

of Klamath, State of Oregon, described as:

A tract of land situated in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ 420 feet to the Southwest corner of the tract herein described being the place of beginning of this description, said place of beginning also being North 89° 25' 00" East 495.00 feet and South 00° 35' 25" East 900.00 feet from the 1-inch iron axel marking the Southwest corner of Lot 82, PLEASANT HOME TRACTS, a duly recorded subdivision; thence North 00° 35' 25" West 100.00 feet; thence North 89° 25' 00" East 165.00 feet; thence South 00° 35' 25" East 100.00 feet; thence South 89° 25' 00" West 165.00 feet to the place of beginning of this description, with bearings based on the South line of said Pleasant Home Tracts as being North 89° 25' 00" East. EXCEPTING THEREFROM the Westerly 25.00 feet in Hope Street.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except subject to: covenants, conditions, plat restrictions, reservations, rights, rights of way and easements now of record

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 18th day of May, 19 76

Harvey J. Forster
Harvey J. Forster

Muriel A. Forster
Muriel A. Forster

STATE OF OREGON, County of Klamath) ss.

On this 18th day of May, 19 76 personally appeared the above named Harvey J. Forster and Muriel A. Forster and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Delora A. Hager
Notary Public for Oregon

My commission expires: February 7, 1980

* The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.

** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

FORSTER

TO

SHIPMAN

After Recording Return to:
Mr. and Mrs. Paul W. Shipman
2461 Orchard Way
Klamath Falls, OR 97601
and send tax statements to
Mr. and Mrs. Paul W. Shipman
address above

Form No. 8-960
(Previous Form No. TA 16)

STATE OF OREGON,)

) ss.

County of KLAMATH)

I certify that the within instrument was received for record on the 19th day of MAY, 19 76 at 11:01 o'clock A.M. and recorded in book M 76 on page 7422 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By G. Hazel Maguire Deputy