

1-1-74

15092

WARRANTY DEED

Vol. 76 Page 8989

KNOW ALL MEN BY THESE PRESENTS, That Andrew C. Sheppard and Helen Sheppard, aka Helen C. Sheppard, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Donald E. Bailey

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:

PARCEL 1

The East 140 feet of the North one-half of Lot 8 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The North one-half of Lot 8 of ALTAMONT SMALL FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING therefrom the East 140 feet thereof. Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described property lying within the limits of streets and roads.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District. (for continuation of this document see reverse side of this deed)

(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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed,

and that grantor will warrant and forever defend the said 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 \$ 21,500.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols \odot , if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 16th day of June, 1976; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,
affix corporate seal)

Andrew C. Sheppard
 Andrew C. Sheppard

Helen Sheppard
 Helen Sheppard

STATE OF OREGON,)
 County of Klamath) ss.
 June 16th, 1976.

STATE OF OREGON, County of) ss.
 19

Personally appeared and

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

a 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 of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11-12-78

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA PLAZA BRANCH
 SHASTA PLAZA BRANCH ASSOCIATION
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

SHASTA PLAZA BRANCH
 SHASTA PLAZA BRANCH ASSOCIATION
 NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of) ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/real number. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

SPACE RESERVED
 FOR
 RECORDER'S USE

3. Reservations as contained in deed from F. L. Weaver, et ux, to Edgar Wilcher, recorded January 29, 1934 in Volume 98, page 630, Deed Records of Klamath County, Oregon, to-wit:

"Reserving to the grantors an easement and right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line of lines of the hereinbefore described."

4. Agreement for Easement created by instrument, including the terms and provisions thereof, recorded April 26, 1973 in Volume M73, page 4971, microfilm Records of Klamath County, Oregon between Andrew C. Sheppard and Helen Sheppard, and Don Gray and Wilma Gray. Said Agreement grants a 15 foot easement for a domestic water line as the line exists from Avalon Street to Gray property as of April 1973.

5. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobil Home, and any interests or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO.

this 17th day of June A. D. 1976 at 11:59 o'clock AM and

duly recorded in Vol. M 76, of DEEDS Page 8989 XXXX

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel W. Gray