

1-1-74

21243

WARRANTY DEED

Vol. 76 Page 17625

KNOW ALL MEN BY THESE PRESENTS, That, MARTHA ANDREWS

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CHARLES R. SHIPMAN and WANDA LEE SHIPMAN, husband and wife

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:

Beginning at a point which lies South 1348.93 feet from the Northwest corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence South 89°00'26" East 384.34 feet, thence South 1003.00 feet to a point, thence North 72°14'14" West 70.34 feet to a point, thence South 40° 37'42" West, 155.66 feet, thence South 110 feet more or less to the North boundary of a tract of land deeded to the State of Oregon by and through its State Highway Commission, thence in a Westerly and Northwesterly direction to the Westerly line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ thence north to the point of beginning, all situate in Section 12, Township 39 South, Reant 8 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT TO:

1. Special Assessment for Farm Use Land.
2. Rights of the public in and to any portion lying within the limits of streets, roads or highways.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(Continued over)

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 shown above

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 \$2,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 5th day of November, 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.

Martha Andrews
MARTHA ANDREWS

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
November 5, 1976

Personally appeared the above named

Martha Andrews

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 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)

Notary Public for Oregon

My commission expires:

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/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Shipman

Rt. 3, Box 286

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

(continued)

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3. Easement granted to State of Oregon, recorded May 16, 1935 in Volume 104, page 547, Deed Records of Klamath County, Oregon.
4. Easement granted to Carmen C. Martin, recorded April 3, 1947 in Volume 204, page 295, Deed Records of Klamath County, Oregon.
5. Right of Way to California Oregon Power Company, recorded March 23, 1950 in Volume 237, page 489, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title

this 5 day of November A. D. 19 76 at 11:02 A. clock M., and

July recorded in Vol. m76, of Deeds on Page 17625

Wm D. MILNE, County Clerk

By [Signature]

Fee 6.00