

WARRANTY DEED

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This Indenture Withnesseth, THAT KARIN CARLSON, a single woman,
40335

hereinafter known as grantor for and in consideration of the sum of
- - - Ten and 00/100 - - - Dollars
to her paid, has bargained and sold, and by these presents do es grant, bargain, sell
and convey unto GEORGE M. SHAFFER, SR. and ROYCE G. SHAFFER, partners, dba SHAFFER
ELECTRIC, its successors

And assigns, the following described premises, situated in Klamath County,
Oregon, to-wit:

Lots 67 and 68 of BALSIGER TRACTS, according to the official records thereof on file
in the Records of Klamath County, Oregon.

SUBJECT TO: Taxes for fiscal year, 1964-65, which are now a lien but not yet payable;
contract and/or lien for irrigation and/or drainage; easements and rights of way of
record and those apparent on the land, if any; rules, regulations, liens and assess-
ments of South Suburban Sanitary District; easement from Balsiger Motor Company,
a corporation, to The California Oregon Power Company, a corporation, recorded
November 18, 1946, in Volume 198 of Deeds, page 408, Records of Klamath County,
Oregon; reservations and restrictions contained in the dedication of Balsiger
Tracts.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantee, its
successors ~~and~~ assigns forever. And the said grantor does hereby covenant to and with the said grantee ,
its successors ~~and~~ assigns, that she is the owner in fee simple of said premises; that they
are free from all incumbrances, except those above set forth,
and that she will warrant and defend the same from all lawful claims whatsoever, except those
above set forth.

IN WITNESS WHEREOF, She has ~~hereby~~ hereunto set her hand and seal this
17th day of July 1964.

Karin Carlson (Seal)

(Seal)
(Seal)
(Seal)

STATE OF OREGON, } ss
County of Klamath }

BE IT REMEMBERED, That on this 17th day of July A. D. 19 64 ,
before me, the undersigned, a Notary Public, in and for said County and State, personally appeared the
within named Karin Carlson, a single woman,

who is known to me to be the identical
person described in and who executed the within instrument, and acknowledged to me that she executed
the same freely and voluntarily.

In TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last
above written.

From Office of
GANONG & GANONG
Attorneys at Law
First Federal Bldg.
6th and Main
Klamath Falls, Oregon

[Signature]
Notary Public for Oregon
My Commission Expires Nov. 29, 1965

Ret & Taxer to Roy G. Shaffer, & George M. Shaffer, Sr.
2120 Washburn Way. Cto.
STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 13th day of
December A.D., 19 77 at 9:54 o'clock A M., and duly recorded in Vol M77
of Deeds on Page 24063.

FEE \$3.00

WM. D. MILNE, County Clerk
By Bernetha D. Litch Deputy

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