

40674

RUSSELL M. SHAW

hereinafter called grantor, convey(s) to

AARON E. ABTS

all that real property situated in the County

of Klamath, State of Oregon, described as:

Beginning at the most Easterly corner of Lot 2 in Block 65 NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, running thence Northwesterly along the Northeasterly line of said Lot 2 a distance of 100 feet; thence Southwesterly parallel with Grant Street (formerly Franklin Street) 54 feet; thence Southeasterly parallel with the Northeasterly line of said Lot 2 a distance of 100 feet to the Northerly line of Grant Street; thence Northeasterly along the Northerly line of Grant Street to the place of beginning.

SUBJECT TO: City liens, if any, due the City of Klamath Falls.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except as shown above

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 \$ 30,000.00.

Dated this 20th day of December, 19 77.

Russell M. Shaw  
RUSSELL M. SHAW

STATE OF OREGON, County of Klamath ) ss.

On this 20th day of December, 19 77 personally appeared the above named Russell M. Shaw and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Martha Lohs  
Notary Public for Oregon

My commission expires: 7-21-81

\* 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)

SHAW

TO

ABTS

After Recording Return to:

Aaron Abts  
2029 Park  
Klamath Falls, OR

thys also

Form No. 9-960  
(Previous Form No. TA 16)

STATE OF OREGON, )

) ss.

County of KLAMATH )

I certify that the within instrument was received for record on the 20th day of DECEMBER, 19 77 at 3:32 o'clock P M. and recorded in book M77 on page 24559 Records of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title

By Hazel Drazic

Deputy

FEE \$ 3.00