

**47200**

**KNOW ALL MEN BY THESE PRESENTS**, That Richard J. Nellipowitz and Colleen J. Nellipowitz, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randy L. Shaw and Carolyn J. Shaw, husband and wife, as to an undivided one-half interest, and Terry M. Shaw as to an undivided one-half interest, 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: Lot 41 and the Easterly 8 feet 4 inches of Lot 42 in Block 11, INDUSTRIAL ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; Subject, however, to the following:

1. Assessments and charges of City of Klamath Falls for sewer service.
2. Reservations and restrictions contained in deed from L. D. Gass and Hazel N. Gass to Rollin H. Gillette, et ux, dated June 21, 1950, recorded June 26, 1950 in Volume 239, page 609, deed records of Klamath County, Oregon as follows: "Subject to 3" overhang of structure on premises adjoining said land along the southeasterly line thereof."

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 \$ 15,000.00

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  $\odot$ , 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 24<sup>th</sup> day of April, 1978; 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)

STATE OF OREGON,  
County of Klamath } ss.  
April 24<sup>th</sup>, 1978.

Richard J. Nellipowitz  
Colleen J. Nellipowitz  
STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named Richard J. Nellipowitz and Colleen J. Nellipowitz and acknowledged the foregoing instrument to be a voluntary act and deed.

Before me, *Donald A. Page*  
Notary Public for Oregon  
My commission expires: 4/24/81

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, 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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*Klamath First Federal*  
*540 Main*

NAME ADDRESS ZIP

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

NAME ADDRESS ZIP

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument was received for record on the 1st day of May, 1978, at 11:59 o'clock A.M., and recorded in book M78 on page 8581 or as file/reel number 47200  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Filne  
By *Donald A. Page* Recording Officer  
Deputy

Fee \$3.00