

59220

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Preston N. Shelton and Judy Shelton Husband and wife, an estate in fee simple as tenants by the entirety. hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bernard J. Moran and Marilyn Moran, 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:

All the following described real property situate in Klamath County, Or Lot 4, Block 18, NORTH KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO:

Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; pending proceedings for vacating, opening or changing of streets or highways preceding entry of the ordinance or order therefor.

Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said records.

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 reservations, restrictions, rights-of-way, easements of record and those apparent upon the land.

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 \$8,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 30th day of November, 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)

Preston N. Shelton
Judy Shelton

STATE OF OREGON, }
County of Klamath } ss.
November 30, 1978

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared the above named Preston N. Shelton, and Judy Shelton, husband and wife

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

Personally appeared _____, 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 _____

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

Shirley D. Homer

Notary Public for Oregon

My commission expires: 08-01-82

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Preston N. Shelton
1906 Madison
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mrs. & Mrs. MORAN
PO Box 128
PATTERSVILLE 97628 65790

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. & Mrs. MORAN
PO Box 128
PATTERSVILLE 97628 65790

NAME, ADDRESS, ZIP

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

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/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

27190

land making inquiry of persons in possessions thereof.

Easements, claims of easement or encumbrances which are not shown by the public records; unpatented mining claims, reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.

Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.

Assessments and charges of the City of Klamath Falls for monthly and/or sewer service.

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record

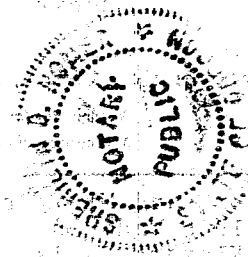
the 4th day of December A. D. 1978 at 11:01 o'clock A.M.,

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Wm D. MILNE, County Clerk

Fee \$6.00

By Jacqueline J. Mettee



Notary Public in Oregon

STATE OF OREGON

Shelton

County of Klamath, Oregon, do hereby certify that the foregoing instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 4th day of December, 1978, at 11:01 o'clock A.M., and the same is hereby acknowledged by the County Clerk of Klamath County, Oregon.

By _____