

WARRANTY DEED (Individual or Corporate)

MTC-1396

79628

SAMUEL S. SHAW

, hereinafter called the grantor,

for the consideration hereinafter stated, to grantor paid by THOMAS C. BOULTON and BRENDA BOULTON

, hereinafter called

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:

The N1/2 SE1/4 NW1/4 Section 2, Township 33 South, Range 7
East of the Willamette Meridian, in the County of Klamath,
State of Oregon.

(If space insufficient, continue description on reverse side)

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

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 \$ 5000.
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 19th day of January, 1980; 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.

Samuel S. Shaw
Samuel S. Shaw

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

January 19, 1980

Personally appeared the above named
Samuel S. Shaw

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 01/09/84

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

Personally appeared _____, 19____ 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 _____

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:

Notary Public for Oregon

My commission expires:

after Recording (OFFICIAL SEAL)
Josta Real Estate
5030 South Sixth
Klamath Falls, OR

Grantees Address 777 High Street, Eugene, Oregon 97401

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 21st day of
JANUARY A.D., 1980 at 3:10 o'clock P.M., and duly recorded in Vol. 1780
of DEEDS on Page 1228.

FEE \$ 3.50

WM. D. MILNE, County Clerk

By *Jacqueline J. Milne* Deputy

JAN 21 PM 3 10

WESTERN PIONEER TITLE CO., of Lane County