

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That David L. Baines and Teralee J. Baines

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Randy Shaw and Carolyn Shaw, 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 South 119.45 feet of the West 99.85 feet of Lot 17 in Block 6 of the THIRD ADDITION TO ALTAMONT ACRES, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath, County, 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 \$13,000.00. ~~However, the actual consideration consists of or includes other property or value given or provided by the grantor to the grantee, which, if applicable, should be deleted from this section.~~

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 3rd day of March, 1981; 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.

Teralee J. Baines
Teralee J. Baines

(If executed by a corporation, affix corporate seal)

NORTH CAROLINA
STATE OF North Carolina } ss.
County of Mecklenburg
March 3, 1981

Personally appeared the above named
David L. Baines, and
Teralee J. Baines

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

Before me:
Saye M. Deese
Notary Public for North Carolina
My commission expires: Carolina
My Commission Expires January 15, 1983

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

Personally appeared _____ 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: _____

(OFFICIAL SEAL)

David L. and Teralee J. Baines
5350 Goldcrest Drive,
Matthews, N.C. 28105
GRANTOR'S NAME AND ADDRESS

Randy and Carolyn Shaw
3202 Laverne,
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
KEES&L
540 MAIN
K.F.O.
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
SAME
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 26th day of March, 1981, at 2:27 o'clock P.M., and recorded in book/reel/volume No. M81 on page 5442 or as document/fee/file/instrument/microfilm No. 97629, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn County Clerk
By Debra A. Jansen Deputy
Fee \$3.50