

98721

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SAMUEL S. SHAW and DAISY M. SHAW, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by FRANK W. OHLUND and JANE A. OHLUND, as tenants in common, 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 3, Block 5, West Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

- (1) Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Williamson River.
- (2) An easement created by instrument, including the terms and provisions thereof, dated May 2, 1959, and recorded December 3, 1959, in Volume 317, page 474, Deed Records of Klamath County, Oregon, wherein the City of Chiloquin was granted an easement for municipal water and sewer line on a 15-foot strip through the center of said lot in a Northerly-Southerly direction.
- (3) Restrictions, reservations and easements of record and those apparent on the land and common to the area.

(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, except those noted above and of public record 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 \$ 1,700.00. However, ~~the actual consideration paid for this transfer, stated in terms of dollars, is \$ 1,700.00.~~ (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 22 day of April, 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.

(If executed by a corporation, affix corporate seal)

Samuel S. Shaw
Samuel S. Shaw

Daisy M. Shaw
Daisy M. Shaw

STATE OF OREGON, } ss.
County of Klamath
April 22, 1981

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 _____, a corporation,

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)

Notary Public for Oregon

My commission expires:

Personally appeared the above named SAMUEL S. SHAW and DAISY M. SHAW, husband and wife,

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

Before me: *Evelyn D. Biehn*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2-17-84

SAMUEL S. SHAW/DAISY M. SHAW

Route 3, Box 922 J

Klamath Falls, re. 97601

GRANTOR'S NAME AND ADDRESS

Frank W. & Jane A. Ohlund,

P; O.Box 381,

Chiloquin, Oregon, 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Frank W. Ohlund,

P. O. Box 381,

Chiloquin, Ore. 97624

NAME, ADDRESS, ZIP

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

No change in tax statements

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of KLAMATH

I certify that the within instrument was received for record on the 22nd day of APRIL, 1981 at 3:31 o'clock P.M., and recorded in book/reel/volume No. M 81 on page 7240 or as document/fee/file/instrument/microfilm No. 98721. Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELUN BIEHN CO. CLERK

NAME

TITLE

By *Elizabeth J. Maguire* Deputy

Fee \$ 3.50