

MJC 9716

1-1-74

263

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Charles Robert Shipman and Wanda Lee Shipman, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Philip C. Hoffman, 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:

PARCEL 1 ~~land~~ land ~~and~~ and ~~the~~ the ~~SW 1/4 NW 1/4~~ SW 1/4 NW 1/4 ~~Section 23, Township 39 South,~~ Section 23, Township 39 South, ~~Range 8 East of the Willamette Meridian, in the County of Klamath,~~ Range 8 East of the Willamette Meridian, in the County of Klamath, ~~State of Oregon, more particularly described as follows:~~ State of Oregon, more particularly described as follows: ~~Beginning at a point on the North line of the Klamath Falls-~~ Beginning at a point on the North line of the Klamath Falls- ~~Ashland Highway and distant along said line of Highway 277.9~~ Ashland Highway and distant along said line of Highway 277.9 ~~feet from intersection of said line and the East line of said~~ feet from intersection of said line and the East line of said ~~SW 1/4 NW 1/4; thence Southwesterly along said line of Highway 1050~~ SW 1/4 NW 1/4; thence Southwesterly along said line of Highway 1050 ~~feet to the most Easterly corner of the property herein conveyed~~ feet to the most Easterly corner of the property herein conveyed ~~which is the true point of beginning; thence North 40° 00' West~~ which is the true point of beginning; thence North 40° 00' West ~~400 feet; thence Southwesterly and parallel to said line of~~ 400 feet; thence Southwesterly and parallel to said line of ~~Highway 150 feet; thence South 40° 00' East 400 feet to said line~~ Highway 150 feet; thence South 40° 00' East 400 feet to said line ~~of Highway; thence Northeasterly along said line of Highway 150~~ of Highway; thence Northeasterly along said line of Highway 150 ~~feet to the point of beginning.~~ feet to the point of beginning. ~~(for continuation of this document see reverse side of this deed)~~ (for continuation of this document see reverse side of this deed)

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 \$ 78,700.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 5 day of February, 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.

(If executed by a corporation, affix corporate seal)

Charles Robert Shipman
Wanda Lee Shipman
Charles Robert Shipman
Wanda Lee Shipman

STATE OF OREGON,
County of Klamath } ss.
February 5, 1980

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

Personally appeared the above named Charles Robert Shipman and Wanda Lee Shipman, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 2/14/81

Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

Mrs. Charles Robert Shipman
St. Rt. Box 118
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS
Mr. Philip C. Hoffman
Rt. 3 Box 286
K. Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Gary L. Nedlund
325 Main
K. Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Same as Grantee

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

NAME _____ TITLE _____
By _____ Deputy

PARCEL 2

A portion of the SW 1/4 NW 1/4 Section 23, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:
Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet Southwesterly from the intersection of said line and the East line of said SW 1/4 NW 1/4; thence Southwesterly along said line of Highway 1200 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40° 00' West 400 feet; thence Southwesterly and parallel with said line of said highway 150 feet; thence South 40° 00' East 400 feet to said Westerly line of said highway; thence Northeasterly 150 feet to the point of beginning.

Subject, however, to the following:
1. An easement created by instrument, including the terms and provisions thereof, all of which are referred to and made a part of this instrument by reference to the following:
Dated April 2, 1926
Recorded April 26, 1926 in Book 69 Page 495
In favor of The Pacific Power & Light Company, a corporation.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of
this 2nd day of June A.D. 1981 at 9:58 o'clock A.M., and
duly recorded in Vol. MB1 of Deeds on Page 9771
Fee \$7.00

EVELYN BIEHN, County Clerk

By 10. J. A. Janssen

Charles Robert Shipman
Wanda Lee Shipman

STATE OF OREGON, County of Klamath

County of Klamath
1981

Charles Robert Shipman and
Wanda Lee Shipman, husband and wife

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

Notary Public for Oregon
My commission expires

STATE OF OREGON

STATE OF OREGON
County of Klamath
1981

County of Klamath
I certify that the within instrument was recorded in record on the 2nd day of June, 1981, in Book 69, Page 495, of the Official Public Records of the County of Klamath, Oregon, and is a true and correct copy of the original instrument as the same appears on file in the Office of the County Clerk.