

1-1-74 23868

WARRANTY DEED

K-36195 Vol. M83 Page 8128

KNOW ALL MEN BY THESE PRESENTS, That
 ARTHUR A. SHEW and WANITA M. SHEW, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 BILLY T. AUDISS and DOROTHY L. AUDISS, husband and wife, 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 ap-
 pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 17, Block 14, Tract No. 1064, First Addition to Gatewood,
 according to the official plat thereof on file in the office
 of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1) Reservations, restrictions, easements, rules and regulations
 of record.

2) Trust Deed, executed by William Michael Tuffs and Charleen Tuffs,
 husband and wife, as grantors to William Sisemore, as trustee for
 Klamath First Federal Savings and Loan Association, a corporation,
 dated April 17, 1978, recorded April 17, 1978, in Volume M-78 at
 page 7435 and assigned from Klamath First Federal Savings and Loan ***
 (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 *** Association
 to Oregon Trail Savings and Loan Association, dated June 29, 1981,
 recorded June 30, 1981, in Volume M-81 at page 11802, which the Grantees
 herein agree to assume and pay.
 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 \$ 63,000.00
 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 24th day of May, 1983;
 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)

ARTHUR A. SHEW
 WANITA M. SHEW

STATE OF OREGON,)
 County of Klamath) ss.
 May 24, 1983.

Personally appeared the above named
 Arthur A. Shew and
 Wanita M. Shew, h&w

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.



Notary Public for Oregon

My commission expires: 8/27/83

STATE OF OREGON, County of) ss.
 May 24, 1983.

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 be-
 half 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Billy T. & Dorothy L. Audiss

118 Nevada
 K. Falls

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 instru-
 ment was received for record on the
 25th day of May, 1983,
 at 11:19 o'clock A.M., and recorded
 in book reel volume No. M83 on
 page 8128 or as document/fee/file/
 instrument/microfilm No. 23868.
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

Fee \$4.00