

1-1-74

24100

WARRANTY DEED

Vol. 1183 Page 5529

KNOW ALL MEN BY THESE PRESENTS, That MARY O. SHULTS, BRIAN J. SHULTS, a minor, and TRACEY E. SHULTS, a minor hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY O. SHULTS

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 Northerly 90 feet of Lots 5 and 6 in Block 19 of HOT SPRINGS ADDITION in the City of Klamath Falls, Klamath County, Oregon.

Subject to: Reservations, restrictions, easements and rights of way of record or apparent on the land, if any.

Also, see Exhibit "A" attached hereto and incorporated herein for further exceptions.

The intent of this Deed is to correct an error made through a document dated November 27, 1978 and recorded in the Klamath County Records in Volume M-78, Page 26630, Deed #58916. Mary O. Shults is the mother of Brian J. Shults and Tracey E. Shults, who are minors under the laws of Oregon. No conservator has been appointed by any court for said children at the time of execution of this instrument.

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 \$ None. 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 27 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)

STATE OF OREGON, } ss.
County of Klamath
May 27, 1983

Personally appeared the above named MARY O. SHULTS

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

Before me, Beverly G. Nutt
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires: 4-8-86

MARY O. SHULTS
MARY O. SHULTS, For BRIAN J. SHULTS, A Minor
MARY O. SHULTS, For TRACEY E. SHULTS, A Minor
STATE OF OREGON, County of } ss. Minor

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

GRANTOR'S NAME AND ADDRESS
Mary O. Shults
1635 Crescent
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mary O. Shults
1635 Crescent
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Mary O. Shults
1635 Crescent
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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.

NAME _____ TITLE _____
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Covenants, conditions and restrictions as set forth in Deed from Klamath Development Company, a corporation, to Wilbur White, recorded in Book 29, page 627, Deed Records of Klamath County, Oregon.
3. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.
4. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
5. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

EXHBIT "B"

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named MARY O. SHULTS,
conservator for the estate of BRIAN J. SHULTS, a minor and
acknowledged the foregoing instrument to be her voluntary
act and deed.

Before me:

Beverly G. Nutter
Notary Public for Oregon
My Commission Expires: 4-8-86

STATE OF OREGON)
) ss.
County of Klamath)

Personally appeared the above named MARY O. SHULTS,
conservator for the estate of TRACEY E. SHULTS, a minor and
acknowledged the foregoing instrument to be her voluntary
act and deed.

Before me:

Beverly G. Nutter
Notary Public for Oregon
My Commission Expires: 4-8-86

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .

This 1st day of June A.D. 1983 at 3:46 P.M.

July recorded in Vol. 483 of Deeds in County of KLAMATH

By [Signature]

Fee \$12.00