

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ROBERT E. SHIELDS and GLENNA K. SHIELDS, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to the Grantor paid by FRANKIE J. McALLA hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the 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, State of Oregon, described as follows, to-wit:

Lot 9, Block 2, TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, TRACT 1065, IRISH BEND.

Subject to the following:

1. Restrictions as contained in plat dedication, to wit: "said plat being subject to the following restrictions: (1) 25 foot building setback from all front lot lines and all side lot lines adjacent to a street, (2) 16 foot public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owners risk, (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed. (4) All sanitary facilities subject to the approval of the County Sanitarian. (5) Lot 12 of Block 4 will be restricted for river access and recreational purposes; there will be no dwelling constructed thereon. (6) Vehicular access to Williamson River-Chiloquin Highway is hereby vacated on Lot 2 Block 1 and Lots 5, 6, 7, 13, 14, 16, 17 and 18 of Block 5. (7) All easements, covenants and restrictions of record."
2. An easement created by instrument, including the terms and provisions thereof, Dated: September 20, 1965
Recorded: October 6, 1965
Volume: M65, page 2355 and 2357, Microfilm Records of Klamath County, Oregon
In favor of: Pacific Power and Light Co., a Maine corporation
For: A 20 foot wide right of way (No exact location given)
3. Declaration of Restrictions, including the terms and provisions thereof, recorded May 9, 1973 in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.
4. Reservations and restrictions as contained in Deed from Gerry W. Wolff, Cathy K. Wolff and Gerald Wolff, as grantors, to the property owners of Tract 1065 Irish Bend, as grantees, recorded November 1, 1979 in Volume M79, page 25744, Microfilm Records of Klamath County,

Oregon, to wit:
"Each 1/90th interest shall not be severable
from the lot to which it attaches."
(Affects Lot 12, Block 4, IRISH BEND)

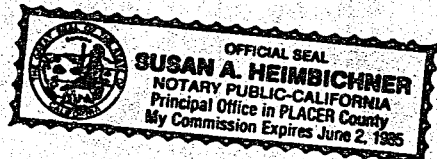
To Have and to Hold the above described and granted premises unto the said Grantee, and Grantee's heirs, successors and assigns forever.
And Grantor hereby covenants to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$6,500.00. 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 11 day of Aug, 1983.

X Robert E. Shields
ROBERT E. SHIELDS
X Glenna K. Shields
GLENN K. SHIELDS

CALIFORNIA)
STATE OF ~~OREGON~~) ss.
County of ~~Klamath~~ PLACER)
Aug 11, 1983.

Personally appeared the above named Robert E. Shields and Glenna K. Shields and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:

Susan A. Heimbichner
NOTARY PUBLIC for ~~Oregon~~ CALIFORNIA
My Commission expires: June 2, 1985



Grantor's name and address:

Robert E. Shields
 Glenna K. Shields
 236 Ginger Drive
 Auburn, CA 95603

Grantee's name and address:

Frankie J. McCalla

P.O. Box 1394
Canyon, CA 91351

After recording return to:

Frankie J. McCalla

Same as Grantee

Mail tax statements to:

Frankie J. McCalla

Same as Grantee

STATE OF OREGON)

) ss.

County of Klamath)

for
 recorder's
 use

I certify that the within instrument
 was received for record on the 15 day of
August, 1983, at 3:16
 o'clock PM., and recorded in
 book/reel/volume No. M83 on page 13694 or
 as document/fee/file/ instrument/microfilm
 No. 27017 Record of Deeds of said county.

Evelyn Biehn, County Clerk

Name

Title

By See Lewis

12.00 fee