

# MOUNTAIN TITLE COMPANY INC.

28945

WARRANTY DEED

MTC 12898 Vol. 1183 Page 16907

KNOW ALL MEN BY THESE PRESENTS, That

Stanley T. McClellan and Janice M. McClellan, Husband and Wife  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
Janet E. Shapro

, 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:

The S $\frac{1}{2}$  of the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 27, Township 40 South,  
Range 11 East of the Willamette Meridian, Klamath County, Oregon.  
TOGETHER WITH AN appurtenant easement for ingress and egress over the  
existing road known as Pope Road as set out in Agreement for Easement  
recorded in Volume M77, page 3388 and Warranty Deed recorded in Voume  
M73, page 1193, Deed Records of Klamath County, Oregon.

## MOUNTAIN TITLE COMPANY INC.

(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 as  
set forth on the reverse of this deed, or 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 \$ 75,000.00

~~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 91.030.)~~

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 30 day of September, 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  
September 30, 1983.

Personally appeared the above named  
Stanley T. McClellan and  
Janice M. McClellan

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

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 7/13/85

STATE OF OREGON, County of } ss.  
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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:

(OFFICIAL  
SEAL)

Notary Public for Oregon  
My commission expires:

Stanley T. McClellan and Janice M. McClellan

GRANTOR'S NAME AND ADDRESS

Janet E. Shapro

P.O. Box 72

Merrill, Oregon 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of

I certify that the within instru-  
ment was received for record on the  
day of 19  
at o'clock M., and recorded  
in book on page or as  
file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

SPACE RESERVED  
FOR  
RECORDER'S USE

Recording Officer

By Deputy

## MOUNTAIN TITLE COMPANY INC.



SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable. 16908
2. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Subject to the terms and provisions of an Agreement for Easement dated October 4, 1976 and recorded March 1, 1977 in Volume M77, page 3588, Microfilm Record of Klamath County, Oregon, by and between Wm. S. Flesher and Ann Hook Flesher, husband and wife, first parties and Harold D. Hansen and Mary S. Hansen, husband and wife, second parties, for existing road.
5. Subject to a 40 foot easement for road and utility purposes along the Westerly boundary of the herein described property as disclosed by instrument recorded in Volume M79, page 1951, Microfilm Records of Klamath County, Oregon.
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: May 5, 1980

Recorded: May 6, 1980

Volume: M80, page 8308, Microfilm Records of Klamath County, Oregon

Amount: \$65,000.00

Mortgagor: Stanley T. McClellan and Janice M. McClellan, husband and wife

Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P38030) Said Mortgage buyers agree to assume and pay in full.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 30th day of Sept. A.D. 19 83  
at 3:04 o'clock P M, and duly  
recorded in Vol. M83 of Deeds  
Page 16907

EVELYN BIEHN, County Clerk

By Lam Smith Deputy

Fee \$8.00