

KNOW ALL MEN BY THESE PRESENTS, That CLIFFORD E. SHELBY and EFFIE L. SHELBY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DELORES DENBY and RALPH McLEOD, not as tenants in common but with the right of survivorship 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:

SEE LEGAL DESCRIPTION AS IT APPEARS ON THE REVERSE OF THIS DEED.

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 shown on the reverse of this deed, and those of record and 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 \$ 33,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) ① (The sentence between the symbols ①, 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 1st day of May, 1984; 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)

Clifford E. Shelby
Clifford E. Shelby

Effie L. Shelby
Effie L. Shelby

STATE OF OREGON, } ss.
County of Klamath, 1984

Personally appeared the above named Clifford E. Shelby & Effie L. Shelby and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Kristi L. Redd

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 11/16/87

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

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

CLIFFORD E. & EFFIE L. SHELBY

P. O. Box 956

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Delores Denby & Ralph McLeod

2760 Derby

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

GRANTEE

NAME, ADDRESS, ZIP

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

GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____

I certify that the within instrument was received for record on the _____ day of _____

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.

By _____ Recording Officer
Deputy

7236

DESCRIPTION

PARCEL 1:
The East 90.6 feet of the North 45 feet of Lot 25, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:
The West 90 feet of the North 45 feet of Lot 25, TOWNSEND TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Grant of Overhang Easement, including the terms and provisions thereof,
Dated: April 14, 1959
Recorded: April 16, 1959
Volume: 311, page 562, Deed Records of Klamath County, Oregon
In favor of: The California Oregon Power Company
For: Electrical circuits

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for
record on the 1st day of May A.D., 1984 at 11:13 o'clock A M,
and duly recorded in Vol M84, of Deeds on page 7235.

EVELYN BLEHN, COUNTY CLERK
by: Pam Smith, Deputy

Fee: \$ 8.00