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TA-638-27216-0

10697

WARRANTY DEED (INDIVIDUAL)

Vol. 184 Page

DAVID M. LATOURETTE and PAMELA R. LATOURETTE, husband and wife

, hereinafter called grantor, convey(s) to

FRANK J. SHIPMAN

all that real property situated in the County

of Klamath, State of Oregon, described as:

Lot 7, Block 54, SECOND ADDITION TO HOT SPRINGS ADDITION IN THE
CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except _____

See Attached Exhibit "A"

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 30,000.00 .*

**

Dated this 29th day of February 1984

David M. Latourette
Pamela R. Latourette

STATE OF OREGON, County of Klamath) ss.

On the 29TH day of February, 1984 personally appeared the above named
David M. Latourette and Pamela R. Latourette and acknowledged the foregoing
instrument to be their voluntary act and deed.

Before me:

Susan C. Patzke

Notary Public for Oregon

My commission expires: 11-2-86

- * The dollar amount should include cash plus all encumbrances existing against the property to which the property remains subject or which the purchaser agrees to pay or assume.
- ** If consideration includes other property or value, add the following: "However, the actual consideration consists of or includes other property or value given or promised which is part of the/the whole consideration." (Indicate which)

WARRANTY DEED (INDIVIDUAL)

TO

After Recording Return to:

TAX STATEMENTS TO:
Frank J. Shipman
408 Michigan
Klamath Falls, Oregon
97601

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 _____
on page _____ Records of Deeds of said County.

Witness my hand and seal of County affixed.

Title

By _____ Deputy

EXHIBIT "A"

SUBJECT TO:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Hot Springs.
2. Contract, including the terms and provisions thereof,
 Dated : June 13, 1977 Book: M-77 Page: 13476
 Recorded : July 28, 1977
 Vendor : Andrew C. Gaskin and Donna R. Gaskin
 Vendee : Gerald Dean Skelton and Maxine Elizabeth Skelton
 which Contract the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Contract and Grantor holds Grantees harmless therefrom.
3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$15,000.00
 Dated : June 16, 1980 Book: M-80 Page: 11021
 Recorded : June 16, 1980
 Trustor : Dale N. Scheer and Wanda L. Scheer
 Trustee : Mountain Title Co.
 Beneficiary : Warren W. Haught and Anna Haught
 which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.
4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$6,000.00
 Dated : January 31, 1984 Book: M-84 Page: 1760
 Recorded : February 2, 1984
 Trustor : David M. Latourette and Pamela R. Latourette, husband and wife
 Trustee : Transamerica Title Insurance Co.
 Beneficiary : Lorraine L. Anderson
 which Trust Deed the Grantees herein do not assume and agree to pay and Grantor herein will remain responsible under the terms of the Trust Deed and Grantor holds Grantees harmless therefrom.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 26 day of June A.D. 19 84
 at 3:51 o'clock P M, and duly
 recorded in Vol. M84 of Deeds
 Page 10697

EVELYN BIEHN, County Clerk

By Pam Smith DeputyFee 8.00