Vol. Kn84 Pagio KNOW ALL MEN BY THESE PRESENTS, That GRACE M. TAYLOR

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

44282

, hereinafter called JAMES P. O'SHEA the grantee, does hereby grant, ba-gain, 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:

WARRAINTY DIED

Lot 7, Block 5, SOUTH CHILOQUIN ADDITION to the City of Chiloquin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, 相位的 20 四 2 03 . Oregon.

"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."

MOUNTAIN TITLE COMPANY INC.

- continued on the reverse side of this deed -

IN 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 lee simple of the above granted premises, free from all encumbrances except as stated on the reverse side of this deed and 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 whomscever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this trunsfer, stated in terms of dollars, is \$9,300.00 the whole Standard Don DON DON DON DON DON The sentence between the symbols 0, if not applicable, should be deleted. See ORS 23.030.) 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. 19 84 : In Witness Whereot, the granior has executed this instrument this 5.74 day of December 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.

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X Grace 711 Jayto ilf executed by a corporation, affin conservate seall . العقدوبينية ففيتدا الدانون البداد الدار البأتو المتركونيون وال STATE OF OREGON, County 2 STATE OF OREGON, . 19 County of ... Klamath Personally appeared and Decembera. 514, 19 who, being duly sworn, Personally appeared the above named GRACE M. TAYLOR 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 acknow inited the lovedoing instruand that the seal atlixed to the foregoing instrument is the corporate seal of mail corporation and that said instrument was signed and walled in bu-hall of suid corporation by suthority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed. nient to be her ... is voluntary act and deed. Below me. Relore me: (OFFICIAL (OFFICIAL Stan G. Kalita SEAL) SEAL) Notary Public for Oregon Notary Public for Oregon My commission expires: My commission expires: 7-16-23 STATE OF OREGON, Grace M. Taylor P.O. Box 263 Chiloquin, OR 97624 County of GRANTON & NAME AND ADDRESS I certify that the within instrument was received for record on the James P. O'Shea 3655 Greenlee Drive San Jose, CA 95117 o'clock M., and recorded at SPACE HENRAVED GRANTER & NAME AND AUDRESS on page or as in book FOR After recording return to: lile/reel number RECORDER & USE SAME AS GRANTEE Record of Deeds of said county. Witness my hand and seal of County affixed. • March 1997 March 1997 and the contract of the second NAME, ADDINESS, 244 Until a change is requested all tax statements shall is sent in the following address. Recording Officer SAME AS GRANTEE Deputy By a special second NAME, ADDRESS, ZIP

OUNTAIN THLE COMPANY INC

21218

-continued from the reverse side of this deed-

SUBJECT TO:

- Taxes for the fiscal year 1984-1985, due and payable. Amount: \$213.97 plus interest Account No.: 3507-0312-6101
- 2. Taxes for the fiscal year 1983-1984, delinquent. Amount: \$280.75 plus interest Account No.: 3507-0312-6101
- 3. Taxes for the fiscal year 1982-1983, delinquent. Amount: \$246.65 plus interest Account No.: 3507-0312-6101

The Grantee named on the reverse side of this deed hereby agree to assume and pay all of the above described taxes which are due and payable.

4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein. Dated: October 25, 1982 Recorded: October 27, 1982 Volume: MS2, page 14300, Microfilm Records of Klimath County, Oregon Amount: \$10,000.00 Grantor: Grace M. Taylor Trustee: Mountain Title Company, Inc. Beneficiary: David W. Starnes and Doris M. Starnes

The Grantee named on the reverse side of this deed hereby agrees to assume and pay in full the above described Trust Deed as of the date of this deed.

> STATE OF OREGON,) County of Klamath) Filed for record at requisit of on this <u>20</u> day of <u>December A.D. 149</u> <u>84</u> at <u>2:08</u> o'clock <u>P</u> <u>M</u>, and dul recorded in Vol. <u>M84</u> of <u>Deeds</u> ³age <u>21217</u> EVELYN BIEHAL, County Clerk

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