

1-1-74

47827

WARRANTY DEED

Vol. M85 Page 5497

KNOW ALL MEN BY THESE PRESENTS, That  
A GARCIA, HUSBAND AND WIFE

WALTER F GARCIA AND VENETA

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARK A SHANKLIN  
AND CHERYL A SHANKLIN, HUSBAND AND WIFE, 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 WEST HALF OF LOT 4, BLOCK 2, SHASTA VIEW TRACTS, EXCEPT  
THERE FROM THE NORTH 95.8 FEET THEREOF.

SUBJECT to:

1. REGULATIONS, INCLUDING LEVIES, LIENS, ASSESSMENTS, RIGHTS  
OF WAY AND EASEMENTS OF THE SOUTH SUBURBAN SANITARY DISTRICT.
2. RESTRICTIONS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE,  
COLOR, RELIGION OR NATIONAL ORIGIN, AS SHOWN ON THE RECORDED  
PLAT OF SHASTA VIEW TRACTS.
3. ~~TAXES FOR 1981 TO BE PAID BY GRANTOR AND TAXES FOR 82, 83, 84, 85~~  
~~TO BE PAID BY GRANTEE~~

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 PLAN-  
 NING DEPARTMENT TO VERIFY APPROVED USES.

(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

LIENS, DEBTS OR LEGAL JUDGEMENTS

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 \$ \$25,000.00.

Ⓢ 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 93.030.)

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 12 day of APRIL, 19 85;  
 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.

WALTER F GARCIA *Walter F Garcia*  
 VENETA A GARCIA *Veneta A Garcia*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of KLAMATH } ss.  
April 12, 19 85

Personally appeared the above named

WALTER F GARCIA  
 VENETA A GARCIA

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

Before me:

(OFFICIAL  
 SEAL)

Notary Public for Oregon

My commission expires: 6-25-85

STATE OF OREGON, County of \_\_\_\_\_ ) 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 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:

MR & MRS WALTER F GARCIA  
 PO BOX 1273

KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS

MR &amp; MRS MARK A SHANKLIN

PO BOX 454

KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MR &amp; MRS MARK A SHANKLIN

6077 SHASTA WAY

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

MR &amp; MRS MARK A SHANKLIN

6077 SHASTA WAY

KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
 ment was received for record on the  
16th day of April, 19 85  
 at 10:20 o'clock A.M., and recorded  
 in book/reel/volume No. M85 on  
 page 5497 or as document/fee/file/  
 instrument/microfilm No. 47827,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Paul Smith* Deputy

Fee: \$5.00

SPACE RESERVED  
 FOR  
 RECORDER'S USE

95 APR 15 AM 10 20

Ch  
5100