

49028

KNOW ALL MEN BY THESE PRESENTS, That

John T. Shaw and Christie L. Shaw, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David D. Carroll

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:

The South 1/2 of Lot 24, FAIR ACRES SUBDIVISION NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes by Deed Volume 349, page 474, 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.

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 20 day of May, 1985; 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.

John T. Shaw

Christie L. Shaw

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, May 20, 1985.

Personally appeared the above named John T. Shaw and Christie L. Shaw

and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon My commission expires: 7/13/85

STATE OF OREGON, County of Klamath, 1985. Personally appeared John T. Shaw and Christie L. Shaw, 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 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.

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

John T. Shaw and Christie L. Shaw

GRANTOR'S NAME AND ADDRESS

David D. Carroll 1050 Kane Street Klamath Falls, Oregon 97601

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,

County of I certify that the within instrument was received for record on the day of 1985, 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 Deputy

By

MOUNTAIN TITLE COMPANY INC.

MOUNTAIN TITLE COMPANY INC.

85 MAY 22 PH 2 44

SUBJECT TO:

7635

1. Taxes for the fiscal year 1984-1985, a lien, due and payable.

Amount: \$599.20 plus interest Account No.: 3809-35DB-2400

Key No.: 449802

2. Taxes for the fiscal year 1983-1984, delinquent.

Amount: \$499.13 plus interest Account No.: 3809-35DB-2400

Key No.: 449802

3. Taxes for the fiscal year 1982-1983, delinquent.

Amount: \$487.54 plus interest Account No.: 3809-35DB-2400

Key No.: 449802

4. Assessments, if any, due to the City of Klamath Falls for water use.

5. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

6. Reservations and restrictions, including the terms and provisions thereof, in Deed from Walter T. Smith, et al to John F. Rhoads, dated June 25, 1929, recorded November 19, 1935 in Volume 105, page 371, Deed Records of Klamath County, Oregon.

7. 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: June 27, 1977

Recorded: August 16, 1977

Volume: M77, page 14975, Microfilm Records of Klamath County, Oregon

Amount: \$8,000.00

Grantor: Mary Lou Bailey

Trustee: H. F. Smith, attorney at law

Beneficiary: Manuel M. Ochoa

Said Trust Deed buyer does not agree to assume and seller shall remain responsible for payment in full.

*"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 )

Filed for record at request of

on this 22nd day of May A.D. 19 85

at 2:44 o'clock P M, and duly

recorded in Vol. M85 of Deeds

Page 7634

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$9.00