

OA

52033

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That SHIELD CREST, INC., an Oregon corporation,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Abele and Mikelis Grinvalds, 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:

Lot 9 in Block 4 of Eldorado Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements and rights of way of record and apparent on the land and to building and use restrictions of record.

(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 taxes for fiscal year 1985-86;

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 \$8,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 1st day of August, 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.

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.

SHIELD CREST, INC.

E. Marie Owens, Pres
Robert E. Cheyne

STATE OF OREGON,

County of _____ ss.

_____, 19____.

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: _____

STATE OF OREGON, County of Klamath ss.

August 1, 1985

Personally appeared E. Marie Owens and Robert E. Cheyne

_____, 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 Shield Crest, Inc.

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:

Paula Lunnels
Notary Public for Oregon

My commission expires: 9/23/86

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of August, 1985 at 10:44 o'clock A.M., and recorded in book/reel/volume No. M85 on page 12762 or as fee/file/instrument/microfilm/reception No. 52033, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Paula Lunnels Deputy

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mike Grinvalds
2637 Front Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mike Grinvalds
2637 Front Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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