

CA

55319

K-38148
WARRANTY DEED - TENANTS BY ENTIRETY

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

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by STEPHEN A. GIRARD AND LAURINA B. GIRARD, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 7, Block 4, Tract 1245 - FIRST ADDITION TO SHIELD CREST, according to the official plat thereof on file in the office of the County Clerk, Klamath Falls, Oregon.

SUBJECT TO: Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; and liens and assessments of Klamath Project and Pine Grove Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith, and further restrictions as shown on the plat; and reservations in the Dedication and on the plat for Tract 1245 - First Addition to Shield Crest, filed for record August 29, 1985 and amended by instrument recorded November 9, 1985 in Book M-85 at Page 18238.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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 \$ 10,500.00
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 ①, 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 22nd day of October, 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 will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON, } ss.
County of _____, 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.
October 22, 1985

Personally appeared J. Bruce Owens and
E. Marie Owens who, being duly sworn,
each for himself and not one for the other, did say that the former is the
vice president, and that the latter is the
secretary, of _____

SHIELD CREST, INC. 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 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:
Jaythe Moore
Notary Public for Oregon
My commission expires: 8/27/87

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 13th day of November, 1985, at 10:45 o'clock A.M., and recorded in book/reel/volume No. M85 on page 18356 or as fee/file/instrument/microfilm/reception No. 55319. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Ann Smith Deputy

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Stephen & Laurina Girard
P. O. Box 344
Oakville, CA 94562
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

NOV 13 AM 10 45
CI NOV 58