

56163

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE W. MONK and WILMA G. MONK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD R. SHEWMAKER and BESSIE SHEWMAKER, 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit: Lot 29, Block 53, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

"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."

SUBJECT TO: Reservations and restrictions as contained in plat dedication, to wit: Subject to a 16 foot easement for public utilities and to all lines of all lots for future

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 stated above and 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 \$ 55,000.00

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 29 day of November, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
November 29, 1985

Personally appeared the above named
GEORGE W. MONK and WILMA G. MONK

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

Notary Public for Oregon
My commission expires: 2/17/88

George W. Monk & Wilma G. Monk
800 Ellendale Drive Apt. 73
Medford, OR 97501

GRANTOR'S NAME AND ADDRESS
Donald R. Shewmaker & Bessie Shewmaker
P.O. Box 34
Sprague River, OR 97763

GRANTEE'S NAME AND ADDRESS
After recording return to:
SAME AS GRANTEE

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.
November 29, 1985

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 _____

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of December, 1985, at 10:55 o'clock A.M., and recorded in book M85 on page 19986 or as file/reel number 56163.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By _____ Recording Officer
Deputy

Fee \$5.00