

OK

64208

K-38782
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

SHIELD CREST, INC.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JIM L. THOMPSON

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 10 in Block 2 of Tract 1172, Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for 1986-87 are now a lien but not yet payable; acreage and use limitations under provisions of United States statutes and regulations issued thereunder; liens and assessments of Klamath Project and Pine Grove Irrigation District; right of way easement for utility purposes, dated September 29, 1961, recorded October 12, 1961, in Volume 333 page 139, Deed records of Klamath County, Oregon; reservations and restrictions on the plat and in the Dedication of Shield Crest Tract 1172 and Declaration of Conditions and Restrictions for Shield Crest, Tract 1172, recorded December 11, 1980 in Volume M80 page 24027, and amended by instrument recorded November 9, 1985, in Volume M85 page 18238, Deed records of Klamath County, Oregon.

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

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 \$ 22,000.00. 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 10th day of July, 1986, 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.

SHIELD CREST, INC.

By: E. Marie Owens, Pres.
By: 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.
July 30, 1986

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 latter is the president and that the latter is the Vice-president

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:

Notary Public for Oregon

My commission expires: 8/27/87

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jim L. Thompson

2761 Ivan Lane

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of July, 1986, at 11:30 o'clock A.M., and recorded in book/reel/volume No. M86 on page 13365 or as fee/file/instrument/microfilm/reception No. 64208, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00

By: _____ Deputy