

OA

65395

## WARRANTY DEED—STATUTORY FORM—GRANTEES, TENANTS BY ENTIRETY

Klamath First Federal Savings and Loan Association

INDIVIDUAL OR CORPORATE GRANTOR

Grantor,  
conveys and warrants to Preston Neal Shelton and Judy Shelton, husband and wife,  
as tenants by the entirety, Grantees, the following described real property free of encumbrances except as specifically  
set forth herein situated in Klamath County, Oregon, to-wit:

\*\*\* SEE LEGAL DESCRIPTION ON REVERSE SIDE

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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

The said property is free from all encumbrances except covenants, conditions, restrictions, easements,  
limitations, and rights of way of record affecting the herein described property.

The true consideration for this conveyance is \$ 97,500.00 (Here comply with the requirements of ORS 93.030)

Dated August 29, 1986, if a corporate grantor, it has caused its name to be signed and seal af-  
fixed by its officers; done by order of its board of directors. Klamath First Federal Savings and Loan  
Association



STATE OF OREGON,

County of \_\_\_\_\_

) ss.

, 1986

Personally appeared the above named \_\_\_\_\_

and acknowledged the foregoing instru-  
ment 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 29, 1986

Personally appeared James D. Bocchi and  
Gerald V. Brown 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 Klamath First

Federal Savings and Loan Association, 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 be-  
half 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:

*[Signature]*  
Notary Public for Oregon

My commission expires: 5-14-88

(OFFICIAL  
SEAL)(If executed by a corporation,  
affix corporate seal)

## WARRANTY DEED

Klamath First Federal Savings

Preston Neal and Judy Shelton

GRANTOR

GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:

Klamath First Federal Savings

P. O. Box 5270

Klamath Falls, Oregon 97601

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 \_\_\_\_\_ ) ss.

I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book/reel/volume No. \_\_\_\_\_ on  
page \_\_\_\_\_ or as fee/tile/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

15647

A tract of land situated in the SW $\frac{1}{4}$  of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being the Northerly portion of that tract of land described in Deed Volume M81 at page 8636, Parcel 1, Klamath County Deed Records, more particularly described as follows: Beginning at a point on the West line of said Section 21 North 00° 08'31" East 1016.81 feet from the Southwest corner of said Section 21; thence South 85°50'21" East 30.07 feet to a 5/8 inch iron pin with plastic cap; thence continuing South 85°50'21" East 132.14 feet; thence North 83°24'14" East 184.49 feet to the Southwesterly right of way line of the U.S.B.R. C-4-E Lateral; thence following said right of way line: North 43°05'00" West 455.67 feet, along the arc of a curve to the left (radius = 547.96 feet, central angle = 04°48'34") 46.00 feet to the West line of said Section 21; thence South 00°08'31" West 374.48 feet to the point of beginning, including that portion within Tingley Lane, with bearings based on Survey No. 1680, as recorded in the office of the Klamath County Surveyor.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 29th day of August A.D., 19 86  
at 3:05 o'clock P.M. and duly recorded  
in Vol. M86 of Deeds Page 15646.  
Evelyn Biehn, County Clerk  
By [Signature] Deputy.

Fee, \$14.00