

OK

69295

Vol. M86 Page 23013KNOW ALL MEN BY THESE PRESENTS, That E. J. SHIPSEY

hereinafter called the grantor, for the consideration hereinafter stated,
to grantor paid by RALPH E. WARD AND BETTY J. WARD

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, sit-
uated in the County of Klamath and State of Oregon, described as follows, to-wit:

Parcel #1 of Lot 33, Block 1, Cedar Trails, Tract #1083 as follows: A parcel of land
situated in Lot 33, Block 1, Tract 1083, Cedar Trails, in the County of Klamath, State
of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin at the Northeast corner of said Lot 33, Block 1;
thence S 00°02'50" E 344.87 feet along the East line of Lot 33, Block 1 to a 1/2 inch
iron pin; thence West along the South Boundary of Lot 33, Block 1 312.50 feet to a 1/2 inch
iron pin; thence N 00°52'05" E 344.38 feet to a 5/8 inch iron pin on the North
line of Lot 33, Block 1; thence N 89°49'42" E 306.99 feet along the North boundary of
lot 33, Block 1 to the point of beginning.

TOGETHER WITH an undivided 1/3 interest in that certain well, pump and pumphouse as
contained in instrument recorded September 24, 1980 in Volume M80, page 18303, Records
of Klamath County, Oregon.

(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
easements and restrictions of record or apparent on the face of the land.

and that grantor will warrant and forever defend the above
granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomso-
ever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 30,600.00
~~the whole~~ consideration (indicate which).^①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 8th day of December, 19 86.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED 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.

E.J. Shipsey

STATE OF OREGON, County of Klamath) ss. December 8, 1986
Personally appeared the above named E. J. Shipsey

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

Before me:

Notary Public for Oregon

My commission expires 5-21-89

NOTE: The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

E. J. Shipsey

P.O. Box 52

Keno, OR 97627

GRANTOR'S NAME AND ADDRESS

Ralph E. & Betty J. Ward

P.O. Box 373

Keno, OR 97627

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ralph E. & Betty J. Ward

P.O. Box 373

Keno, OR 97627

NAME, ADDRESS, ZIP

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

Ralph E. & Betty J. Ward

P.O. Box 373

Keno, OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON.

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
15th day of December, 19 86, at
11:47 o'clock A.M., and recorded in
book/reel/volume M86, on page 23013
or as fee/tile/instrument/microfilm/re-
ception No. 69295, Record of Mort-
gages of said County.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ann Smith Deputy

Fee: \$10.00

86 DEC 15 AM 11 47