

65843

MOUNTAIN TITLE COMPANY

KNOW ALL MEN BY THESE PRESENTS, That H. E. KRUSE

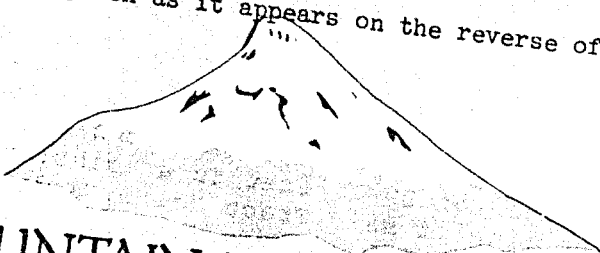
MTC-17498P

WARRANTY DEED

Vol. M80 Page 24073

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CURTIS WILLIAM SHADDUCK and JERI-LOU SHADDUCK, 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:

See legal description as it appears on the reverse of this deed.



MOUNTAIN TITLE COMPANY

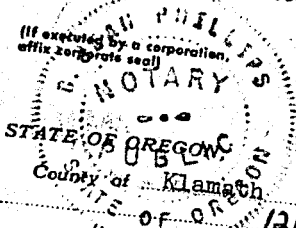
"This instrument will not allow use of the property described in this instrument in violation of applicable land use laws and regulations. Before signing or accepting this instrument, the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses."

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 those of record and 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 \$ 99,500.00 and that ~~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 33.030.)

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 the 24th day of December, 19 86, 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.

H. E. Kruse  
H. E. Kruse



Personally appeared the above named H. E. Kruse

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

Before me, Notary Public for Oregon, My commission expires: 3-2-88

H. E. KRUSE

STATE OF OREGON, County of \_\_\_\_\_, 19 \_\_\_\_\_ ) ss. 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 \_\_\_\_\_ a corporation, 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)

GRANTOR'S NAME AND ADDRESS  
Curtis William Shadduck & Jeri-Lou Shadduck  
2720 Montelius  
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Grantee

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss. I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer Deputy

24074

A portion of TRACT NO. 1 OF KIELSMEIR ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Tract No. 1 of Kielsmeir Acre Tracts which is East along the Highway a distance of 162.5 feet and South along said East line a distance of 135.0 feet from the Northwest corner of said Tract No. 1; thence continuing South along said East line a distance of 292.5 feet to a point; thence West parallel to the North line of said Tract No. 1, a distance of 162.5 feet to a point on the East right of way line of Wiard Street; thence North along said right of way line 292.5 feet to a point; thence East 162.5 feet to the point of beginning.

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

on this 30th day of Dec. A.D., 19 86  
at 3:20 o'clock P M. and duly recorded  
in Vol. M86 of Deeds Page 24073  
Evelyn Biehn, County Clerk  
By [Signature]

Fee, \$14.00

Deputy.