

OK

71463

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

TOLLIE T. HENDRIX, JR.,

16321 Nordoff, Sepulveda, California 91343

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Mardell Shelton 2220 Highpoint, Carrollton, Texas 75007, from her separate property, 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:

W $\frac{1}{2}$ E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 33, TWP36S, R12E, W.M. Ten acres M or L.

Subject to fifteen foot (15 ft.) wide easement on South Boundary for mutual roadway and all other roadway purposes. Subject to utility easement. Subject to restrictions and reservations of record.

(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, as her separate property,

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 \$2,600.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is 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 29 day of JANUARY, 1987; 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.

Tollie T. Hendrix, Jr.
X TOLLIE T. HENDRIX, JR. Grantor

STATE OF CALIFORNIA, County of Los Angeles } ss.
January 29, 1987

Personally appeared the above named

Tollie T. Hendrix, Jr.

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

Before me:

Dorothy Nejaideh
Notary Public for the State of California
My commission expires:

STATE OF OREGON, County of } ss.
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Personally appeared

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.

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

TOLLIE T. HENDRIX, JR.

16321 Nordoff

Sepulveda, California 91343

GRANTOR'S NAME AND ADDRESS

Mardell Shelton

2220 Highpoint

Carrollton, Texas 75007

GRANTEE'S NAME AND ADDRESS

Mardell Shelton

2220 Highpoint

Carrollton, Texas 75007

NAME, ADDRESS, ZIP

After recording return to:

Mardell Shelton

2220 Highpoint

Carrollton, Texas 75007

NAME, ADDRESS, ZIP

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

Mardell Shelton

2220 Highpoint

Carrollton, Texas 75007

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of February, 1987, at 12:23 o'clock P.M., and recorded in book/reel/volume No. M87 on page 2482 or as fee/file/instrument/microfilm/reception No. 71463, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME

By: Deputy

Fee: \$10.00

OFFICIAL SEAL

DOROTHY NEJADEH

NOTARY PUBLIC - CALIFORNIA

LOS ANGELES COUNTY

My comm. expires NOV 30, 1990



(OFFICIAL SEAL)

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