

77738

WARRANTY DEED

Vol. 1481 Page 13954

KNOW ALL MEN BY THESE PRESENTS, That DAVID L. SHAW and LYDIA D. SHAW
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
HUGH J. CAHILL and LESA CAHILL, 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 ap-
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Property described on Exhibit "A" attached hereto:

(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 those herein set forth

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 \$70,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 4th day of August, 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 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.

David L. Shaw
Lydia D. Shaw

STATE OF OREGON,

County of Klamath

August 4, 1987

STATE OF OREGON, County of) ss.
19

Personally appeared) and

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,
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:

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

Personally appeared the above named
David L. Shaw and Lydia D. Shaw,
husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires: 4/24/89

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFSC
540 MAIN
KFO

NAME, ADDRESS, ZIP

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

KFFSL
540 MAIN

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/file/instru-
ment/microfilm/reception No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

197 AUG 4 PM 2 53

DESCRIPTION SHEET

PARCEL 1

All that portion of Lot 25 of JUNCTION ACRES, Klamath County, Oregon, EXCEPTING THEREFROM that portion more particularly described as follows: Beginning at the SE corner of Lot 25, Junction Acres, Klamath County, Oregon, and running thence North 0 degrees 8' West along the East line of said Lot 25 a distance of 640.8 feet; thence South 89 degrees 47' West along the North line of said Lot 25 a distance of 282.2 feet; thence South 0 degrees 8' East along the West line of said Lot 25 a distance of 282.77 feet; thence South 87 degrees 46' East a distance of 134.15 feet; thence South 0 degrees 8' East and parallel to the East line of said Lot 25 a distance of 349.24 feet, more or less, to the Northerly right of way of county road known as Booth Road; thence North 89 degrees 17' East along the said Northerly right of way a distance of 148.4 feet, more or less, to the point of beginning.

PARCEL 2

All that portion of Lot 25 JUNCTION ACRES, Klamath County, Oregon, particularly described as follows:

Beginning at the NW corner of Lot 25 Junction Acres, Klamath County, Oregon, and running thence South 0 degrees 8' East along the West line of said Lot 25 a distance of 282.77 feet; thence South 87 degrees 46' East a distance of 134.15 feet; thence North 0 degrees 8' West and parallel to the East line of said Lot 25 a distance of 282.77 feet, more or less, to the Northerly Boundary line of Lot 25; thence South 89 degrees 47' West along the North line of said Lot 25 a distance of 134.15 feet, more or less, to the point of beginning.

- SUBJECT TO:
1. Taxes for the fiscal year 1987-1988, a lien, not yet due and payable.
 2. Easements, Rights of Way of Record and those apparent on the land.
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District and Enterprise Irrigation District.
 4. Reservations and restrictions as recorded in Deed from C. C. Kelley, et al, to J. R. Childers, recorded October 11, 1927, in Volume 77, page 515, Deed Records of Klamath County, Oregon, as follows:
 "Excepting from this conveyance a right of way across said premises of sufficient width and depth to convey 100 inches of water (miners measure) at any place on said premises, elected by the grantors or their assigns herein, together with a right of ingress to and egress from the same for repairing and maintaining said ditches."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 4th day of August A.D., 19 87 at 2:53 o'clock P.M., and duly recorded in Vol. M87 of Deeds on Page 13954.

FEE \$14.00

Evelyn Biehn, County Clerk
 By *Ram Smith*