

04-13457 Note 18678

OK

79449

WARRANTY DEED

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16992

KNOW ALL MEN BY THESE PRESENTS, That BILL F. JONES and CAROLYN S. JONES

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES LEE SHADDUCK and DIANNELYNN SHADDUCK, 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:

Lot 6 in Block 8 of Tract 1025, WINCHESTER, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to easements, covenants, conditions and restrictions, rights of way of record and those apparent on the land.

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

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 \$ 47,000.00

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 ①, 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 17th day of September, 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.

Carolyn S. Jones

STATE OF OREGON, County of Klamath ss. September 17, 1987.

STATE OF OREGON, County of ss. 19.

Personally appeared the above named Bill F. Jones and Carolyn S. Jones

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 acknowledged the foregoing instrument to be voluntary act and deed.

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.

Notary Public for Oregon My commission expires: 7-6-90

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Bill F. Jones Carolyn S. Jones

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of September, 1987, at 11:44 o'clock A. M., and recorded in book/reel/volume No. M87 on page 16992 or as fee/file/instrument/microfilm/reception No. 79449, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk NAME TITLE By Amy Smith Deputy

GRANTOR'S NAME AND ADDRESS James Lee Shadduck 4950 Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS Klamath Lot Federal St 540 Main St Klamath Falls OR 97601

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

SPACE RESERVED FOR RECORDER'S USE