

84404

MTC-19363K

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

RICHARD KENT SHIPLEY and PAMELA LENORE SHIPLEY, husband and wife
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
BEVERLY J. MC CLUNG

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 8 in Block 12 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account #3909-12CA5200.

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 all those of record and those apparent upon the land, if any, as of the date of this deed

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 \$ 56,455.59

~~THE GRANTOR HEREBY WARRANTS AND FOREVER DEFENDS 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.~~

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 16th day of February, 1988; 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.

(If executed by a corporation, affix corporate seal)

Richard Kent Shipley
RICHARD KENT SHIPLEYPamela Lenore Shipley
PAMELA LENORE SHIPLEY

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____, 19____

_____ 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,

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)

STATE OF OREGON,
County of Klamath, ss.
February 16, 1988Personally appeared the above-named
RICHARD KENT SHIPLEY and PAMELA LENORE SHIPLEY

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

(OFFICIAL SEAL)

Kristi J. Redd

Notary Public for Oregon

My commission expires: 11/16/91

Notary Public for Oregon

My commission expires:

RICHARD KENT SHIPLEY and PAMELA LENORE SHIPLEY

31 Pine St.
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS:

BEVERLY J. MC CLUNG

3933 Rio Vista

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS:

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 16th day of February, 1988, at 3:20 o'clock P. M., and recorded in book M88 on page 2213 or as file/reel number 84404.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Pam Smith, Recording Officer Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY