

OK

84551

WARRANTY DEED

Vol. 1187 Page 2455

KNOW ALL MEN BY THESE PRESENTS, That EDWARD SHUEY and CHRISTINE L. SHUEY, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GERALD GREENWELL and ANN GREENWELL, 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 Attached Exhibit "A"

(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

See Attached Exhibit "A"

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 \$8,000.00

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) (This sentence between the symbols @, if not applicable, should be deleted. See ORES 99-036.)

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 22nd 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.

*Edward D. Shuey*  
*Christine L. Shuey*

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.

STATE OF OREGON, }  
County of Klamath } ss.  
February 22, 1988

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

Personally appeared the above named Edward Shuey and Christine Shuey

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 \_\_\_\_\_

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

\_\_\_\_\_, 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 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.

(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 6-21-88

Before me: \_\_\_\_\_ (OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Gerald Greenwell  
P.O. Box 142  
Chemult, Oregon 97731  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Gerald Greenwell  
P.O. Box 142  
Chemult, Oregon 97731  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument 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/instrument/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

## EXHIBIT "A"

A parcel of land situate in NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 21, Township 27 South, Range 8 East of the Willamette Meridian, being more particularly described as follows: Beginning at the Southwest corner of Lot 1, Block 6 of Chemult, Klamath County, Oregon, and running thence South 19°20' East a distance of 80 feet to the Northwest corner of Lot 4, Block 7, Chemult; thence South 70°40' West a distance of 200 feet; thence South 19°20' East parallel to the Westerly line of Lot 5 Block 7, Chemult a distance of 50 feet; thence South 70°40' West along the extended Northerly line of Lot 3, Block 7, Chemult, to an intersection with the West line of Section 21; thence North following the Westerly line of Section 21 to a point which marks the intersection of the South line of Lot 1, Block 6, Chemult, extended to an intersection with the Westerly line of Section 21; thence North 70°40' East a distance of 400 feet, more or less to the point of beginning.

Subject to:

1. Right of Way, including the terms and provisions thereof, recorded January 17, 1966, in Volume M66 page 486, Deed records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Company the 22nd day  
of February A.D., 19 88 at 11:02 o'clock A M., and duly recorded in Vol. M88  
of Deeds on Page 2453  
By Evelyn Biehn County Clerk [Signature]

FEE

\$15.00