

84571

MOUNTAIN TITLE COMPANY

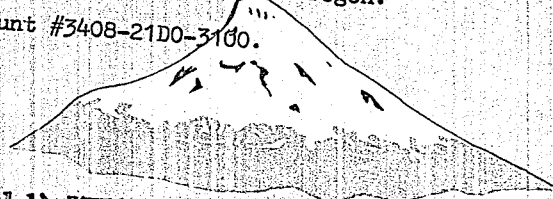
WARRANTY DEED

Vol. M88 Page 2484

KNOW ALL MEN BY THESE PRESENTS, That
 CHARLES R. SHIPMAN and WANDA LEE SHIPMAN, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
 CHARLES RICHARD COX and MARJORIE SCHIRLE COX, husband and wife
 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:

The N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 21, Township 34 South, Range 8 East of the Willamette
 Meridian, in the County of Klamath, State of Oregon.

Klamath County Tax Account #3408-21D0-3100.



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"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 \$21,000.00

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 5th 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)

X Charles R. Shipman
 CHARLES R. SHIPMAN

X Wanda Lee Shipman
 WANDA LEE SHIPMAN
 STATE OF OREGON, County of Baker, ss.
 Feb 5, 1988

STATE OF OREGON,
 County of _____, ss.
 February _____, 1988

Personally appeared the above named
 CHARLES R. SHIPMAN and WANDA LEE SHIPMAN

Personally appeared Charles R. Shipman and
 Wanda Lee Shipman 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 instru-
 ment to be their voluntary act and deed.

Before me:
 Notary Public for Oregon
 My commission expires:

and that the seal affixed to the foregoing instrument is the corporate seal
 of said corporation and that said instrument was signed and sealed by
 them acknowledged said instrument to be its voluntary act and deed.
 Before me:
 Notary Public for Oregon
 My commission expires: 12/28/90

CHARLES R. SHIPMAN and WANDA LEE SHIPMAN
 HCR 59 Box 46
 Halfway, OR 97834
 GRANTOR'S NAME AND ADDRESS

CHARLES RICHARD COX and MARJORIE SCHIRLE COX
 P.O. Box 36
 Yakutat, AK 99689
 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 instru-
 ment was received for record on the
 22nd day of February, 1988,
 at 12:33 o'clock P.M., and recorded
 in book M88 on page 2484 or as
 file/reel number 84571

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Evelyn Biehn, County Clerk

By _____ Recording Officer

Deputy

Fee: \$10.00

MOUNTAIN TITLE COMPANY