

88006

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES P. MITCHELL,
and SARAH R. MITCHELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM M. SHIPMAN
and SANDRA K. SHIPMAN, husband and wife as Tenants by the entirety, 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:

OREGON SHORES

Lot 26, Block 44, Tract 1184, OREGON SHORES UNIT #2, FIRST ADDITION,
in the County of Klamath, State of Oregon.

Tax Account #3507 018AD 08100

"THIS INSTRUMENT WILL NOT ALLOW USE OF THE
PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLA-
TION OF APPLICABLE LAND USE LAW AND REGULA-
TIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRU-
MENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE
CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY
APPROVED USES."

(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 a new
First Deed of Trust, for \$12,500.00

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 \$14,000.00

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 ©, 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 7th day of April, 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)

TEXAS
STATE OF ~~OREGON~~ }
County of Dallas } ss.
April 7, 1988

James P. Mitchell
Sarah R. Mitchell
STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

Personally appeared the above named
James P. Mitchell and Sarah R. Mitchell

and acknowledged the foregoing instru-
ment to be his & her 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 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)

Before me:
(OFFICIAL SEAL)
Rosalie Lucas
Notary Public for Oregon, Texas
My commission expires: 12-21-88

Notary Public for Oregon
My commission expires:

MITCHELL, JAMES P. & SARAH R.
4938 Briarwood Place
Dallas, Texas 75209

GRANTOR'S NAME AND ADDRESS

SHIPMAN

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. William M. Shipman
6451 Foster Drive
Riverside, Ca. 92506
NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
8th day of June, 1988,
at 9:10 o'clock A.M., and recorded
in book/reel/volume No. M88 on
page 8830 or as document/fee/file/
instrument/microfilm No. 88006
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
By Bernetha A. Kitch Deputy

Fee \$8.00