FORM No. 633-1—WARRANTY DEED. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

OK - 90593

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KNOW ALL MEN BY THESE PRESENTS, That KLAMATH RIVER ACRES OF OREGON, LTD., *hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by* E. J. SHIPSEY, *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 26, Block 35, Fifth Addition to Klamath River Acres according to the official plat thereof on file in the records of Klamath County, Oregon.

Tax Lot No. 622124

'88 AUG 22 PM 12 47

(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 ..... *and that grantor will warrant and forever defend the above granted 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 $15,000.00 ..... *consideration (indicate which).*①

In construing this deed and where the context so requires, the singular includes the plural.

WITNESS grantor's hand this 19th *day of* August, *19*88.

KLAMATH RIVER ACRES OF OREGON, LTD.

By: E. J. SHIPSEY, Partner

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. August 19, *1988*

Personally appeared the above named E. J. SHIPSEY

and acknowledged the foregoing instrument to be his *voluntary act and deed.*

NOTARY PUBLIC

(OFFICIAL SEAL)

Before me: Ethelma Page

Notary Public for Oregon

My commisison expires 5/21/89

NOTE—The sentence between the symbols ①, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

Klamath River Acres of Oreogn, Ltd.
P.O. Box 52
Keno, OR 97627
GRANTOR'S NAME AND ADDRESS

E. J. Shipsey
P.O. Box 52
Keno, OR 97627
GRANTEE'S NAME AND ADDRESS

After recording return to:

E. J. Shipsey
P.O. Box 52
Keno, OR 97627
NAME, ADDRESS, ZIP

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

E. J. Shipsey
P.O. Box 52
Keno, OR 97627
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd *day of* Aug., *19*88, *at* 12:47 *o'clock* P.M., *and recorded in book/reel/volume* M88, *on page* ....., *or as fee/file/instrument/microfilm/reception No.* 90593, *Record of Mortgages of said County.*

Witness my hand and seal of County affixed.

Evelyn Biehn — County Clerk
NAME — TITLE

By Pauline Muchmore *Deputy*

Fee $8.00