

93623

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That William A. Standridge and Ruby L. Standridge, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Daniel J. Shuck

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 4, Block 23, ORIGINAL TOWN OF MERRILL, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. City liens, if any, due to the Town of Merrill.
2. Reservations as set forth in Deed recorded March 19, 1937 in Volume 108, page 263 and in Volume 317, page 392, Deed Records of Klamath County, Oregon, to-wit:

"This conveyance, however, is made upon the further consideration that the grantees, their heirs and assigns, shall not erect upon said premises any structure designed for residence purposes nor permit any structure erected on said premises to be used for residence purposes unless the first cost of such structure is at least \$2,000.00."

(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 as noted of record as of the date of this deed 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 \$ 35,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 24th day of February, 1982; 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)

William A. Standridge, Jr.  
William A. Standridge, Jr.

Ruby L. Standridge  
Ruby L. Standridge

STATE OF OREGON, County of Klamath ) ss.

STATE OF OREGON, )  
County of Klamath ) ss.  
February 24, 19 82.

Personally appeared the above named

William A. Standridge and Ruby L. Standridge

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

(OFFICIAL SEAL)

Paul J. Garrison

Notary Public for Oregon

My commission expires: 6/19/83

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Daniel J. Shuck  
P.O. Box 804  
Merrill, OR 97633

NAME, ADDRESS, ZIP

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

Daniel J. Shuck  
P.O. box 804  
Merrill, OR 97633

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 8th day of Nov., 19 88, at 11:36 o'clock A.M., and recorded in book/reel/volume No. M88 on page 18925 or as document/fee/file/instrument/microfilm No. 93623, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pauline Mueller Deputy

Fee \$8.00

28 NOV 9 AM 11 36