

## WARRANTY DEED

99874

MTL-21255D

KNOW ALL MEN BY THESE PRESENTS, That NORMAN J. SHANKLIN & GEAN M. SHANKLIN,

as tenants by the entirety  
 hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by BEN H. PATTERSON  
JR. AND RITA M. PATTERSON, as tenants by the entirety  
 the grantee, does hereby grant, bargain, sell and convey unto the said grantee and and grantee's heirs, successors and  
 assigns, the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or apper-  
 taining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:  
 see reverse

"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 and the above granted premises, free from all encumbrances except covenants,  
 conditions, restrictions, easements, those of record and apparent to the land as of and that  
 the date of this deed.  
 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 \$ 54,500.00  
~~There is no consideration paid for this transfer, stated in terms of dollars, is \$ 0.00. The consideration paid for this transfer is stated in the body of the deed.~~  
 See OLS 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 28 day of April, 1989 ;  
 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.

Norman J. Shanklin  
 Norman J. Shanklin

Gea M. Shanklin  
 Gea M. Shanklin

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

STATE OF OREGON, \_\_\_\_\_ )  
 County of Klamath ) ss.  
April 28, 19 89.

Personally appeared the above named \_\_\_\_\_  
Norman J. Shanklin  
 and Gea M. Shanklin

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

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

Before me:

(OFFICIAL  
 SEAL)

Before me:  
 (OFFICIAL SEAL) Notary Public for Oregon  
 My commission expires: 6/16/92

Notary Public for Oregon  
 My commission expires:

Shanklin  
4708 Shasta Way  
Klamath Falls, OR 97603  
 GRANTOR'S NAME AND ADDRESS

Patterson  
7308 Reeder Road  
Klamath Falls, OR 97603  
 GRANTEE'S NAME AND ADDRESS

After a closing return is  
Patterson  
above address

NAME, ADDRESS, ZIP

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

JCF  
tax service

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 \_\_\_\_\_ on page \_\_\_\_\_ or as  
 file/reel number \_\_\_\_\_,  
 Record of Deeds of said county.  
 Witness my hand and seal of County  
 affixed.

SPACE RESERVED

FOR

RECORDERS USE

Recording Officer

By \_\_\_\_\_ Deputy

A tract of land situated in the Northeast quarter of the Southeast quarter of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon and being more particularly described as follows:

Beginning at an iron pipe which is 1605.05 feet North and 30.00 feet West of the Southeast corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian and running thence West 208.71 feet; thence South 208.71 feet; thence East 208.71 feet; thence North 208.71 feet to the point of beginning, EXCEPTING THEREFROM the South 30 feet used for county road purposes.

Tax Account No: 3910 019DC 00900

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 8th day  
of May A.D., 19 89 at 10:03 o'clock A.M., and duly recorded in Vol. M89,  
of Deeds on Page 7802.

FEE \$13.00

Evelyn Biehn County Clerk

By Pauline Mulvaney