

OK

WARRANTY DEED

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2180

KNOW ALL MEN BY THESE PRESENTS, That

MARY J. SHEPPARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by MARY J. SHEPPARD
 OR MARTLYN H. SHEPPARD WITH RIGHTS OF SURVIVORSHIP., 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 THREE (3), IN THE TOWNSHIP OF MODOC POINT, KLAMATH COUNTY, OREGON,
 ACCORDING TO THE DULY RECORDED MAP AND PLAT THEREOF, BEING DESCRIBED
 AS HOUSE NO. 29

THIS IS THE PAGE AND LOT NUMBER:

3607-A15CA-2300 U1
 256-445

(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 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 \$ 0.
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30 day of June, 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.

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.

Mary J. Sheppard

STATE OF OREGON,

County of KlamathJune 30, 1989.

Personally appeared the above named

Mary J. Sheppard

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: April 1, 1990

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____.

_____ and
 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 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:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 30th day of June, 1989, at 3:52 o'clock P.M., and recorded in book/reel/volume No. M89 on page 11918 or as fee/file/instrument/microfilm/reception No. 2180, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By [Signature] [Name] Deputy

Fee \$8.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MARY J. SHEPPARDHC 30 BOX 78-ACHILQUIN, OREGON 97624

NAME, ADDRESS, ZIP

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

MARY J. SHEPPARDHC 30 BOX 78-ACHILQUIN, OREGON 97624

NAME, ADDRESS, ZIP

JUN 30 PM 3 52

8.00