

OK

2181

WARRANTY DEED

Vol. M89 Page 11919

MARY JANE SH EPPARD

KNOW ALL MEN BY THESE PRESENTS, That

MARY JANE SHEPPARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by OF MARY JANE 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:

LOTS 12 and 7 section 29 Township 35 South, Range 7E. W.M.

Klamath County, Oregon.

These are page and lot numbers of proerty

3507-29-300
303-144

(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 \$. 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 Jane Sheppard

STATE OF OREGON,

County of Klamath

June 30, 1989

Personally appeared the above named

Mary Jane Sheppard

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

Before me:

(OFFICIAL SEAL)

Evelyn Biehn
Notary Public for Oregon

My commission expires: April 1, 1990

STATE OF OREGON, County of) ss.

Personally appeared , 19

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)

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 11919 or as fee/title/instrument/microfilm/reception No. 2181, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Louise Muehlen Deputy

Fee \$8.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mary Jane Sheppard
HC 30 BOX 78-A
Chiloquin, Oregon 97621

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following (x) addresses.

Mary Jane Sheppard
HC 30 BOX 78-A
Chiloquin, Oregon 97621

NAME, ADDRESS, ZIP

1989 JUN 30 PM 3 52