

KNOW ALL MEN BY THESE PRESENTS, That JERRY L. SHELLEY & BERTHA B. SHELLEY, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GEORGE W. TEAGUE, JR. & SARA S. TEAGUE, husband and wife, hereinafter called 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 appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 32 in Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPT rights of way for E-5-5 Lateral 30 feet wide as granted by deed recorded in Volume 37 of Deeds, at page 439, Records of Klamath County, Oregon, and a 70 foot right of way for No. 20 Drain of Klamath Project as granted by deed recorded in Volume 97, page 9, Deed Records of Klamath County, Oregon.

Tax Account No. 3909-3200-1100

MOUNTAIN TITLE COMPANY

"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 those of record and 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 \$ 225,000.00

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 25th day of September, 19 89; 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.

Jerry L. Shelley
Jerry L. Shelley

Bertha B. Shelley
Bertha B. Shelley

STATE OF OREGON,
County of Klamath, ss.
9/25, 1989.

STATE OF OREGON, County of _____, ss.
_____, 19 ____.

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)
Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires: _____

Personally appeared the above named
Jerry L. Shelley & Bertha B. Shelley

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

Carmela Spencer
CARMELA V. SPENCER
(OFFICIAL NOTARY PUBLIC OREGON)
SEALED My Commission Expires for Oregon 8-16-92
My commission expires: _____

Jerry L. Shelley & Bertha B. Shelley

GRANTOR'S NAME AND ADDRESS
George W. Teague, Jr. & Sara S. Teague
PO BOX 958
Shingle Springs, CA 95682

GRANTEE'S NAME AND ADDRESS
George W. Teague, Jr. & Sara S. Teague
PO BOX 958
Shingle Springs, CA 95682

After recording return to:
George W. Teague, Jr. & Sara S. Teague
PO BOX 958
Shingle Springs, CA 95682

Until a change is requested all tax statements shall be sent to the following address:
George W. Teague, Jr. & Sara S. Teague
PO BOX 958
Shingle Springs, CA 95682

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 28th day of Sept., 19 89, at 8:55 o'clock AM., and recorded in book M89 on page 18221 or as file/reel number 5712

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Ronnie Muehlendore Deputy

Fee \$8.00