

12056

MTC #23094-DN WARRANTY DEED

Vol. m90 Page 4207

KNOW ALL MEN BY THESE PRESENTS, That VICKY A. DILL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GLENN W. SHELLITO and EVELYN L. SHELLITO, 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:

SEE ATTACHED LEGAL DESCRIPTION OF WHICH IS MADE A PART HEREOF BY THIS REFERENCE

SUBJECT TO: Real Estate Contract dated February 15, 1979 and recorded February 16, 1979 in Volume M79 page 3792 Microfilm Records of Klamath County, Oregon in which the above Grantees hereby agree to assume and pay in full.

"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 all those of record 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 \$ 7,469.55

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 15 day of March, 19 90; 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.

Vicky A. Dill
Vicky A. Dill

STATE OF OREGON,)
County of Klamath) ss.
March 15, 19 90

Personally appeared the above named
Vicky A. Dill

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

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)

(OFFICIAL
SEAL)

Dana M. Nielsen
Before me, DANA M. NIELSEN
NOTARY PUBLIC-OREGON
My commission expires 12/19/94

Notary Public for Oregon
My commission expires:

Vicky A. Dill
3855 Pine Grove Road
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Glenn & Evelyn Shellito
Rt. 2 Box 323K
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording returns to:
Glenn & Evelyn Shellito
Rt. 2 Box 323K
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Glenn & Evelyn Shellito
Rt. 2 Box 323K
Bonanza, OR 97623

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
filed number _____
Record of Deeds of said county.

Witness my hand and seal of County
affixed.

By _____ Recording Officer
Deputy

That portion of Lot 12 of Block 3 of FIRST ADDITION TO ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Lot, thence South along the Westerly line of said Lot and parallel to Avalon Street, a distance of 125 feet; thence in an Easterly direction parallel to Boardman Avenue, a distance of 50 feet; thence Northerly and parallel to Avalon Street, a distance of 125 feet; thence Westerly parallel to Boardman Avenue, and along the Northerly line of said Lot, a distance of 50 feet to the point of beginning.

Tax Account No: 3909 003CD 01700

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 6th day
of March A.D., 19 90 at 1:47 o'clock P.M. and duly recorded in Vol. M90,
of Deeds on Page 4207.

FEE \$33.00

Evelyn Biehn County Clerk

By Pauline Mulender