

15564 16545

MTN #23354-K

WARRANTY DEED

Vol. m90 Page 10510

KNOW ALL MEN BY THESE PRESENTS, That

Vol. m90 Page 12201

RODNEY SHAW  
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by TROY A. GARRIGUES and STEPHANIE D. GARRIGUES, 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:

Lot 7 in Block 1 of SHASTA VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.  
Tax Account No: 3809 03600 03600  
~~Tax Account No: 3809 03600 03600~~

THIS DOCUMENT IS BEING RE-RECORDED TO CORRECT TAX ACCOUNT NUMBER

"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 \$ 69,900.00

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 31st day of May, 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.

Rodney Shaw  
Rodney Shaw

Pauline M. Shaw  
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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_  
(OFFICIAL SEAL)

STATE OF OREGON,  
County of Klamath ) ss.  
May 31, 19 90

Personally appeared the above named \_\_\_\_\_  
Rodney Shaw

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

Before me: Pauline M. Shaw  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires: 7-6-90

Rodney & Pauline Shaw

GRANTOR'S NAME AND ADDRESS  
Troy & Stephanie Garrigues  
1523 Madison St  
AS 97603

GRANTEE'S NAME AND ADDRESS  
Klamath East Federal  
540 Main St  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP  
Same as above

STATE OF OREGON, ss.  
County of Klamath  
I certify that the within instrument was received for record on the 31st day of May, 19 90, at 4:24 o'clock P.M., and recorded book M90 on page 10510 or as file/reel number 15564.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
**INDEXED**  
Evelyn Biehn, County Clerk  
Recording Officer  
By Pauline Muller Deputy  
Fee \$28.00

12202

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day  
of June A.D. 19 90 at 8:51 o'clock A M., and duly recorded in Vol. M90  
of Deeds on Page 12201.

FEE \$10.00

Evelyn Biehn County Clerk

By Pauline Mulder