



K-43393

STATUTORY WARRANTY DEED
 (Individual or Corporation)

SHIELD CREST, INC.

J.

Grantor.

conveys and warrants to DONALD C. GRIFFITH AND CAROL/GRIFFITH, husband and wife

Grantee.

the following described real property in the County of KLAMATH and State of Oregon.

Parcel 1 of Major Partition 1-91 filed in the office of the County Clerk, on May 15, 1991, records of Klamath County, Oregon, situate in NE $\frac{1}{4}$ of Section 7 and NW $\frac{1}{4}$ of Section 8, Township 39 South, Range 10 East of the Willamette Meridian.

Reserving unto Grantor, its successors and assigns, a perpetual non-exclusive easement for ingress and egress and the construction and maintenance of utilities over, across and under the land described as follows: Beginning at the Northeasterly corner of Parcel 1 of Major Partition No. 1-91 from which the Section corner common to Sections 5, 6, 7 and 8 bears N. 13°45'05" W. 30.82 feet; thence along the Easterly boundary of said Parcel 1, S. 26°21'17" E. 310.74 feet; thence S. 88°49'47" W. 33.83 feet; thence N. 26°21'17" W. 252.10 feet; thence N. 77°15'19" W. 97.06 feet; thence S. 89°45'36" W. 155.00 feet to the West boundary of said Parcel 1; thence N. 2°07'07" E. 30.04 feet to the Northwest corner of said Parcel 1; thence N. 89°45'36" E. 256.35 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:

Subject to reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 90,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 11th day of September 19 91 If a corporate grantor it has caused its name to be signed by resolution of its board of directors.

SHIELD CREST, INC.

BY: Robert E. Cheyne
Robert E. Cheyne, President
Helen J. Cheyne
Helen J. Cheyne, Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF OREGON, County of _____ ss. STATE OF OREGON, County of Klamath ss.
 The foregoing instrument was acknowledged before me this 11th day of September 19 91.
 by Robert E. Cheyne, President and
 by Helen J. Cheyne, Secretary
 of Shield Crest, Inc.
 a corporation, on behalf of the corporation.

Notary Public for Oregon
 My commission expires:

Notary Public for Oregon
 My commission expires: 12-19-92

After recording return to:

Mr. & Mrs. Donald C. Griffith
 8840 ARANT RD.
 KLAMATH FALLS, OREGON 97603
 NAME, ADDRESS, ZIP

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

Same As Above

STATE OF OREGON, ss.
 County of Klamath

Filed for record at request of:

Klamath County Title Co.
 on this 12th day of Sept. A.D., 19 91
 at 10:27 o'clock A M. and duly recorded
 in Vol. M91 of Deeds Page 18360
 Evelyn Biehn County Clerk
 By Rauline M. Muelken
 Deputy.

Fee, \$28.00

191 SEP 17 AM 10 27