

1-1-74 34665

K-353-90
WARRANTY DEED

Vol. 191 Page 18688

KNOW ALL MEN BY THESE PRESENTS, That James B. O'Connor, Trustee

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Gordon L. Shaw and Lorna B. Shaw, husband and wife, 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:

Lot 1, Block 1, Tract 1161.

(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 except contracts, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reservations, restrictions, easements, and rights of way of record and those apparent on the land 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 \$30,950.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, 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 23rd day of July, 1982; 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.

(If executed by a corporation, affix corporate seal)

James B O'Connor Trust

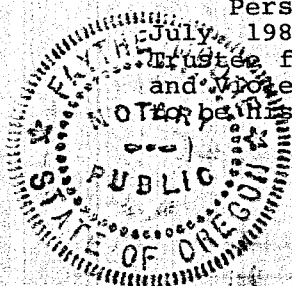
STATE OF OREGON)
) SS:
COUNTY OF KLAMATH)

Personally appeared James B. O'Connor, on this 23rd day of July, 1982, who, being first duly sworn, did say that he is the Trustee for James B. O'Connor, John D. O'Connor, Mary O'Connor, and Violet Fitzgerald, and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Louise Moore
Notary Public for Oregon

My commission expires: 8/27/83



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
GORDON L. & LORNA SHAW
1918 TEMPLE HILLS DR.
LAGUNA BEACH, CA 92651
NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDERS USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of Sept., 1991, at 9:21 o'clock A.M., and recorded in book 191 on page 18688 or as file/reel number 34665, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By *Debra M. Mullins* Deputy

Fee \$28.00