

FRANCIS P. SHANNON and KYOKO SHANNON, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ALAN D. GOLDSTEIN and DEBRA ANN GOLDSTEIN, 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, 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 31, Block 1, TRACT 1116, SUNSET EAST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

*"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 those apparent upon the land, if any, as the date of this deed

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, and that

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 116,500.00

the time and actual consideration paid for this transfer, stated in terms of dollars, is \$

*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 24th day of November, 19 91; 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.

STATE OF OREGON, )  
County of Klamath ) ss.  
November 6 19 91

and seal affixed by its officers, duly authorized thereto.

*Francis E. Shannon*  
FRANCIS E. SHANNON

*Kyoro Shannon*  
KYORO SHANNON

Personally appeared the above named \_\_\_\_\_  
FRANCIS P. SHANNON  
\_\_\_\_\_  
KYOKO SHANNON

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be their 2 voluntary act and deed.

*Before me:*

*Notary Public for Oregon*

My Commission expires: 11/16/91

STATE OF OREGON, County of Clatsop ss.

The foregoing instrument was acknowledged before me this

\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,

president, and by \_\_\_\_\_,

secretary of \_\_\_\_\_

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_

My commission expires: \_\_\_\_\_ (SEAL)

~~FRANCIS P. SHANNON and KYOKO SHANNON~~

1754 Rape St.  
Klamath Falls, OR 97603

ALAN D. GOLDSTEIN and DEBRA ANN GOLDSTEIN  
7120 VERDA VISTA PLACE  
KLAMATH FALLS, OR 97603

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KLAMATH FALLS, OR 97603

STATE OF OREGON.

**55.**

County of Klamath

I certify that the within instrument was received for record on the 7th day of Nov., 19 91, at 9:28 o'clock A M., and recorded in book M91 on page 23346 or as file/reel number 37062,  
Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

Evelyn Biehn, County Clerk

**Recording Officer**

By Pauline M. Niles, Deputy

**Fee \$28.00**