

37109



WARRANTY DEED (INDIVIDUAL)

Vol. m91 Page 23440

CHARLES H. MYERS and/or ANNA A. MYERS, as Trustees of the MYERS
 REVOCABLE TRUST dated June 3, 1987, hereinafter called grantor,
 convey(s) to FRANCIS PHILIP SHANNON and KYOKO SHANNON, husband and wife
 all that real property situated in the
 County of Klamath, State of Oregon, described as:

Lot 23 and the North 1/2 of Lot 24, YALTA GARDENS, in the County
 of Klamath, State of Oregon.

CODE 41 MAP 3909-2AB TL 5400

"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 DEPART-
 MENT TO VERIFY APPROVED USES."

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY
 DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLAN-
 NING DEPARTMENT TO VERIFY APPROVED USES.

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except
Covenants, conditions, restrictions, reservations, rights, rights of way
and easements of record, if any, and those apparent on the land.

and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is \$ 85,000.00. *However, the actual con-
 sideration consists of or includes other property or value given or promised which is ^{the whole} _{part of the} consideration
 (indicate which)* (Delete between symbols; if not applicable. See ORS 93.030)

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument this 6th day of November,
 19 91.

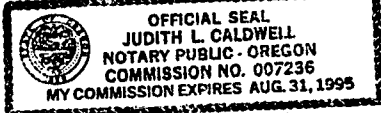
Charles H. Myers
 Charles H. Myers
Charles H. Myers (Trustee)
 Charles H. Myers Trustee

STATE OF OREGON, County of Klamath)ss.

November 6, 19 91.

Personally appeared the above named Charles H. Myers

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



Before me:

Judith L. Caldwell
 Notary Public for OREGON
 My Commission Expires: 8-31-95

Charles H. Myers

GRANTOR'S NAME AND ADDRESS

Francis Philip Shannon and Kyoko
 Shannon
 1754 Kane St. K-Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Klamath First Federal Savings and
 Loan Assoc.
 2943 So. Sixth St., K-Falls, OR

NAME, ADDRESS, ZIP

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

Klamath First Federal
 2943 South Sixth St.
 Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument
 was received for record on the 7th day
 of Nov, 19 91,
 at 3:33 o'clock P M., and recorded
 in book/reel/volume No. M91 on
 page 23440 or as document/fee/file/
 instrument/microfilm No. 37109,
 Record of Deeds of said county.

Witness my hand and seal of County
 affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Dan G. Nielsen Deputy

Fee \$28.00

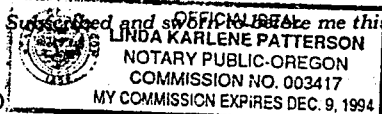
FORM 685-2.5M

91 NOV 7 PM 3 33

23439

STATE OF OREGON, County of Klamath ss.

I, Northern J. Sawyer, being first duly sworn, depose and say: that I am the Owner of B & D Shrub. & Htg. Inc. claimant named in the foregoing instrument; that I have knowledge of the facts therein set forth; that all statements made in said instrument are true and correct as I verily believe.



Northern J. Sawyer
7th day of November, 1991
Linda K. Patterson
 Notary Public for Oregon. My commission expires _____

ORS 87.005. "Original Contractor" means a contractor who has a contractual relationship with the owner."

The foregoing lien is created by subsection 1 of ORS 87.010. Section ORS 87.035 provides: "Every person claiming a lien created under subsection (1) or (2) of ORS 87.010 shall perfect the lien not later than 75 days after the person has ceased to provide labor, rent equipment or furnish materials or 75 days after completion of construction, whichever is earlier. Every other person claiming a lien under ORS 87.010 shall perfect the lien not later than 75 days after the completion of construction.* * *" Also that the lien claim "shall be perfected by filing a claim of lien with the recording officer of the county or counties in which the improvement, or some part thereof, is situated."

NOTICE TO THE OWNER of the land described in the foregoing copy of claim of lien:

Please be advised that the original claim of lien of which the foregoing is a true copy was filed and recorded in

the office of the recording officer of Klamath County, Oregon, on 7 Nov. 7, 1991
B & D Shrub. & Htg. Inc.
 By Northern J. Sawyer Claimant

ORS 87.039 provides:

"A person filing a claim of lien pursuant to ORS 87.035 shall mail to the owner and to the mortgagee a notice in writing that the claim has been filed. A copy of the claim of lien shall be attached to the notice. The notice shall be mailed not later than 20 days after the date of filing.* * *"

**CLAIM OF
CONSTRUCTION LIEN
OTHER THAN ORIGINAL CONTRACTOR**
 (Form No. 1162)

Lien Claimant

Owner

AFTER RECORDING RETURN TO

Northern J. Sawyer
5509 Hammett Rd,
Klamath Falls, Ore 97603

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 7th day of Nov., 1991, at 3:24 o'clock P.M., and recorded in book/reel/volume No. M91 on page 23438 or as file/instrument/microfilm/reception No. 37108, of the Construction Lien Book of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By P. Anderson Deputy

Fee \$10.00
cc 1.50