

38488

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL L. RANDALL and JOANNE F. RANDALL, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

LAWRENCE E. SHEMELY and REBECCA R. SHEMELY, 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 7, Block 8, Tract 1003, THIRD ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Klamath County Tax Account # 3809-036DC-03600.

(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 all those of record and those apparent upon the land as of the date of this deed and subject to existing deed of trust dated 11/30/1989, recorded under File No. 1187-23221 in favor of Basin Land and Home Mortgage, Inc., an Oregon Corporation, which grantees herein have assumed and shall continue to pay according to its own terms and conditions 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 \$ 97,500.00.

~~THE WHOLE OF THE ABOVE DESCRIBED PREMISES, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, ARE HEREBY TRANSFERRED TO THE SAID GRANTEE AND GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS, FREE FROM ALL ENCUMBRANCES EXCEPT THOSE OF RECORD AND THOSE APPARENT UPON THE LAND AS OF THE DATE OF THIS DEED.~~

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 3rd day of December, 1991; if a corporate grantor, it has caused its name to be signed and its seal affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Michael L. Randall

Joanne F. Randall

Washington  
STATE OF OREGON, County of Pierce ) ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by Michael L. Randall

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_

NOTARY PUBLIC  
HELGA E. VANDER MEER  
COMMISSION EXPIRES NOV. 11, 1994  
STATE OF WASHINGTON

My commission expires 11/11/1994 Notary Public for Oregon Washington

Michael L. Randall and Joanne F. Randall

GRANTOR'S NAME AND ADDRESS

Lawrence E. Shemely and Rebecca R. Shemely

1422 Kimberly Drive

Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence E. Shemely

1422 Kimberly Drive

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By \_\_\_\_\_ Deputy

DEC 11 AM 11 20

3300

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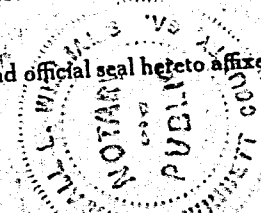
25811

STATE OF Georgia } ss.  
County of Gwinnett

On this 4 day of December, A.D. 19 91, before me, the undersigned, a Notary Public in and for the State of Georgia, duly commissioned and sworn personally appeared Joanne F. Randall

to me known to be the individual described in and who executed the foregoing instrument, and acknowledged to me that she signed and sealed the said instrument as her free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written Randall F. Williams  
Notary Public, Gwinnett County, Georgia  
My Commission Expires Nov. 1, 1993



Acknowledgment by Individual.

Notary Public in and for the State of Georgia  
of Washington, residing at Duluth Georgia  
My appointment expires on Nov 1, 1993

COMMONWEALTH TITLE INSURANCE COMPANY

Form L 28

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 11th day  
of Dec., A.D., 19 91 at 11:20 o'clock A.M., and duly recorded in Vol. M91,  
of \_\_\_\_\_ Deeds \_\_\_\_\_ on Page 25810.

Evelyn Biehn - County Clerk  
By Pauline Mueller

FEE \$33.00

