

41932

Vol. m92 Page 4821

#01038125  
WARRANTY DEED

AFTER RECORDING RETURN TO:

ANTHONY ROYAL

RAMONA L. ROYAL

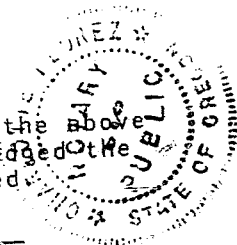
1038 High St.K Falls, OR 97601UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVETOM G. SHEPHERD and NADINE SHEPHERD, husband and wife,  
hereinafter called GRANTOR(S), convey(s) to ANTHONY ROYAL and  
RAMONA L. ROYAL, husband and wife, hereinafter called  
GRANTEE(S), all that real property situated in the County of  
Klamath, State of Oregon, described as:SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF AS THOUGH FULLY SET FORTH  
HEREIN. . . . ."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." *LS JR*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 apparent upon the land and a Contract,  
including the terms and provisions thereof, recorded February  
14, 1984 in Book M-84, page 2307, Klamath County Records, which  
Contract the Grantees herein DO NOT agree to assume and pay and  
Grantors hold Grantees harmless therefrom,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  
\$43,000.00.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 27th day of February, 1992.*Tom G. Shepherd*  
TOM G. SHEPHERD*Nadine Shepherd*  
NADINE SHEPHERD

STATE OF OREGON, County of Klamath)ss.

On this 6 day of March, 1992, personally appeared the above  
named TOM G. SHEPHERD and NADINE SHEPHERD and acknowledged to the  
foregoing instrument to be their voluntary act and deed.Before me: *Charlotte Flores*

Notary Public for Oregon

My Commission Expires: March 22, 1993.



92 MAR 9 PM 3 36

## EXHIBIT "A"

4822

Beginning at the most Northerly corner of Lot 8, Block 46, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon; thence Southeasterly along the Westerly line of 11th Street 90 feet; thence Southwesterly at right angles to 11th Street, 41 feet; thence Northwesterly parallel with 11th Street 90 feet to the Southerly line of High Street; thence Northeasterly along the Southerly line of High Street, 41 feet to the place of beginning.

CODE 1.1 MAP 3809-29DD TL 10100

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 9th day  
of March A.D., 19 92 at 3:36 o'clock P.M., and duly recorded in Vol. M92,  
of Deeds on Page 4821.

Evelyn Biehn County Clerk  
By *Orville M. Mullendore*

FEE \$35.00