

OK 42277

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ELIZABETH ANN BEYER, PERSONAL REPRESENTATIVE FOR THE EDWARD J. SHIPSEY ESTATE hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by VERNON VIRGIL and ANN MARIE MUNION, 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:

PARCEL 1, in LOT 5 BLOCK 6 1083, CEDAR TRAILS.  
SEE " EXHIBIT A"

(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 easements and restriction of record or apparent on the face of 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 \$ 16,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ©, 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 3 day of MARCH, 19 92; 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.

Elizabeth Beyer  
Elizabeth Beyer (Personal Representative of the E.J. Shipsey Estate)

STATE OF OREGON, County of Klamath ss.  
This instrument was acknowledged before me on 3/3, 19 92,  
by Elizabeth Beyer, Personal Representative, 19 92,  
This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_,  
by \_\_\_\_\_

Patricia A. Chaney  
PATRICIA A. CHANEY  
NOTARY PUBLIC-OREGON  
My Commission Expires 10-22-93

Patricia A. Chaney  
Notary Public for Oregon  
My commission expires 10-22-93

Edward J. Shipsey  
P.O. BOX 52  
Keno, Oregon 97627  
GRANTOR'S NAME AND ADDRESS  
Vernon and Ann Marie Munion  
P.O. BOX 7152  
Klamath Falls Oregon 97601  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Vernon and Ann Marrie Munion  
P.O. BOX 7152  
Klamath Falls, Oregon (&#246;!)  
NAME, ADDRESS, ZIP  
Until a change is requested all fax statements shall be sent to the following address:  
Vernon and Ann Munion  
P.O. BOX 7152  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP  
asked noted

STATE OF OREGON, } ss.  
County of \_\_\_\_\_ }  
I certify that the within instru-  
ment 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/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.  
NAME TITLE  
By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

1997 MAR 15 PM 4 22

"EXHIBIT A"

Parcel 1, a parcel of Land situated in Lot 5, Block 6, Tract 1083, CEDAR TRAILS Section 20, T40S R8E, WM, more particularly described as follows:

Beginning at a 5/8" iron pin at the Southwest corner of said Lot 5, Block 6; Thence N00°02'50"W 252.56 feet along the West line of Lot 5, Block 6, to a point; thence N89°49'25"E 345.00 feet to a point on the East line of Lot 5, Block 6; thence S00°02'50"E 252.59 feet along the East line of Lot 5, Block 6 to a 1/2" iron pin at the Southeast corner of Lot 5, Block 6; thence S89°49'42"W 345.00 feet along the South line of Lot 5, Block 6 to the point of beginning, containing 2.0 acres, more or less.

Together with an undivided 1/3 interest in that well, pump and pumphouse located on Parcel 2: Lot 5, Block 6, Tract 1083, Cedar Trails along with access to said well as set forth in Quitclaim Deed recorded September 21, 1979, in Book M-79 at page 22533, Microfilm Records.

SUBJECT TO: Any and all easements and right of ways of record and those apparent upon the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 16th day of March A.D., 1992 at 4:22 o'clock P.M., and duly recorded in Vol. M92, of Deeds on Page 5450.

Evelyn Biehn - County Clerk

By Dorlene Millard

FEE \$35.00