

51667

DEED

MTC 1396-6074

KNOW ALL MEN BY THESE PRESENTS, that ROYCE G. SHAFFER and VELTA L. SHAFFER, husband and wife; LYLE W. SHAFFER and SHIRLEY L. SHAFFER, husband and wife; and GEORGE M. SHAFFER, JR. and JAHALA L. SHAFFER, husband and wife, GRANTORS, have bargained and sold, and by these presents do grant, bargain, sell and convey unto LOUIS HUNTER, JR and DONNA JEAN HUNTER, husband and wife, GRANTEES, their heirs and assigns that certain real property in Klamath County, Oregon, which is described on Exhibit "A" attached hereto and by this reference made a part hereof.

The true and actual consideration for this transfer is \$57,000.00. The foregoing recitation of consideration is true as we verily believe.

TO HAVE AND TO HOLD the said premises unto the said Grantees, their heirs and assigns forever. And the Grantors do hereby covenant to and with the said Grantees, their heirs and assigns, that Grantors are the owners in fee simple of said premises; that they are free from all incumbrances except: Reservations, restrictions, easements and rights of way of record and those apparent on the land; real property taxes for the year 1981-82 which are now a lien but which are not yet payable; any encumbrances caused by or resulting from the use and improvement of the subject property by the Grantees; and a Mortgage and an Assignment of Rentals, dated June 29, 1977, and recorded June 30, 1977, in Volume M77 at pages 11572 and 11574 of the microfilm records of Klamath County, Oregon, both of which said instruments are in favor of First Federal Savings and Loan Association of Klamath Falls. Grantors further covenant to and with said Grantees, their heirs and assigns that Grantors will obtain the release of the subject property from said Mortgage and said Assignment of Rentals on or before September 1, 1992, and that thereafter Grantors warrant the subject property to be free of said incumbrances. Grantors will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, Grantors have hereunto set their hands this 28th day of August, 1981.

Velta L. Shaffer, Lyle W. Shaffer,
Shirley L. Shaffer, George M. Shaffer,
Jr. and Jahala L. Shaffer by
their attorney-in-fact:

Royce G. Shaffer
Royce G. Shaffer

Royce G. Shaffer
Royce G. Shaffer

STATE OF OREGON)
County of Klamath) SS.

The foregoing instrument was acknowledged before me this 31st day of August, 1981, by Royce G. Shaffer, and by Royce G. Shaffer as attorney-in-fact on behalf of Velta L. Shaffer, Lyle W. Shaffer, Shirley L. Shaffer, George M. Shaffer, Jr. and Jahala L. Shaffer.

(SEAL)

Wm M. Ganong
Notary Public for Oregon

Send tax statements to: James & Joann Rogers
2108 Washburn Way
Klamath Falls, OR
After recording return to: 97601
LOUIS D. HUNTER JR.
P. O. Box 2465
Oakland, CA 94614

WM. M. GANONG
ATTORNEY AT LAW
P.O. BOX 57
KLAMATH FALLS, OR.
97601
(503) 882-7228

WM. M. GANONG
NOTARY PUBLIC - OREGON
MY COMMISSION EXPIRES 11-2-82

EXHIBIT "A"

A tract of land situated in Lot 3, Block 2, as shown on the map entitled "TRACT 1080 WASHBURN PARK", a duly recorded subdivision in Klamath County, Oregon, said tract of land being more particularly described as follows:

Beginning at the Northeast corner of said Lot 3, said point being at the intersection of the Southerly right of way line of the O.C. & E. railroad and the Westerly right of way line of Washburn Way; thence S00°03'30"W, along said Washburn Way right of way line, 94.58 feet; thence N89°56'30"W 161.96 feet to a point on the West line of said Lot 3; thence N00°03'30"E 138.59 feet to a point on a curve, radius point of which bears S06°50'01"E 356.28 feet; thence along the arc of said curve to the right (central angle equals 08°32'26" and radius equals 356.28 feet) 53.11 feet to a point on the said Southerly right of way line of the O.C. & E. railroad, being the North line of said Lot 3; thence S66°51'15"E 118.43 feet to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 30th day
of Sept. A.D., 19 92 at 3:28 o'clock P M., and duly recorded in Vol. M92,
of Deeds on Page 22857.

Evelyn Biehn . County Clerk

By Dorelene Muelendore

FEE \$35.00

Non. Stan. 20.00