

1-1-74

55663 '92 DEC 24 AM 11 37

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Jacqueline F. Miller aka

Jacqueline Forman Starbuck

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Edward J. Shipsey and Theodore A. Thomas as tenants in common

, 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: All the following described real property situate in Klamath County, Oregon:

In Township 40 South, Range 8 East of the Willamette Meridian

Section 17: The SW $\frac{1}{4}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SW $\frac{1}{4}$ Together with the East 60 feet of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  lying Southwesterly of the Keno Worden Highway.Section 18: The NW $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$ 

Subject, however, to the following:

(1) Agreement between the United States of America and Harold R. Warner, et ux, Contractors, dated May 21, 1948, recorded July 14, 1948, on page 435 of Volume 222 of Deeds, for the furnishing by the United States of America of water under a pumping system for irrigation of 7.7 acres in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  and 18.7 acres in the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 17, Township 40 S. R. 8 E.W.M.

(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 as noted of record as of the date of this deed, and those apparent upon the land, if any, as of the date of this deed,

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 \$125,000.00

~~Howsoever the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate wholly) (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 15th day of September, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation,  
affix corporate seal)

Jacqueline F. Miller  
Jacqueline F. Miller aka  
Jacqueline Forman Starbuck

STATE OF OREGON, )  
County of Klamath ) ss.  
September 13, 1977

STATE OF OREGON, County of ) ss.  
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Personally appeared and  
who, being duly sworn,

Personally appeared the above named Jacqueline  
F. Miller aka Jacqueline  
Forman Starbuck

each for himself and not one for the other, did say that the former is the  
president and that the latter is the  
secretary of

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

a corporation,  
and that the seal affixed to the foregoing instrument is the corporate seal  
of said corporation and that said instrument was signed and sealed in behalf  
of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 8-2-79

Notary Public for Oregon

My commission expires:

JACQUELINE MILLER

GRANTOR'S NAME AND ADDRESS

EDWARD SHIPSEY  
THEODORE THOMAS

GRANTEE'S NAME AND ADDRESS

After recording return to:

EDWARD SHIPSEY & THEODORE THOMAS  
P.O. BOX 52  
KENO OR 97627

NAME, ADDRESS, ZIP

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

EDWARD SHIPSEY & THEODORE THOMAS  
P.O. BOX 52  
KENO OR 97627

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath ss.

Filed for record at request of:

on this 24th day of December A.D., 1992  
at 11:37 o'clock A. M. and duly recorded  
in Vol. M92 of Deeds Page 30698

Evelyn Biehn County Clerk

By Pauline Mulendore  
Deputy.

Fee,  
\$30.00