



KLAMATH COUNTY TITLE COMPANY

K-44774

STATUTORY WARRANTY DEED
 (Individual or Corporation)

LEONARD H. SANDWICK, DENISE SANDWICK, JANET MARIE SANDWICK GUMM, AND LARRY THOMAS SANDWICK, NOT AS TENANTS IN COMMON BUT WITH THE RIGHT** , Grantor,
 ROYCE G. SHAFFER AND VELTA L. SHAFFER, HUSBAND AND WIFE. , Grantee,
 conveys and warrants to _____
 the following described real property in the County of KLAMATH and State of Oregon.

**OF SURVIVORSHIP, F.E., THE FEE SHALL VEST ABSOLUTELY IN THE SURVIVOR OF THE GRANTEEES AS TRUSTEE, OR SUCCESSOR TRUSTEE OF THE "SANDWICK 1990 TRUST".

LOTS 36 AND 37 IN BLOCK 18 OF SECOND RAILROAD ADDITION TO THE CITY OF KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

This property is free of liens and encumbrances, EXCEPT:

SUBJECT TO:
 RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, EASEMENTS OF RECORD, AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

The true consideration for this conveyance is \$ 75,000.00 (Here comply with the requirements of ORS 93.030*).

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 THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED this 21 day of Dec 19 92 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

X Leonard H. Sandwick
 LEONARD H. SANDWICK, TRUSTEE

X Denise Sandwick
 DENISE SANDWICK, TRUSTEE

STATE OF OREGON, County of Marion ss.
 The foregoing instrument was acknowledged before me
 this 21st day of December 19 92
 by Leonard H. Sandwick & Denise Sandwick

CORPORATE ACKNOWLEDGEMENT
 STATE OF OREGON, County of _____ ss.
 The foregoing instrument was acknowledged before me
 this _____ day of _____ 19 _____ and
 by _____
 by _____
 of _____
 a corporation, on behalf of the corporation.

Madeline L. Compton
 Notary Public for Oregon
 My commission expires: 4-9-1993

Notary Public for Oregon
 STATE OF OREGON, ss.
 County of Klamath

After recording return to:

Mr. & Mrs. Royce G. Shaffer
 1350 McClellan Dr.
 Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Royce G. Shaffer
 1350 McClellan Dr.
 Klamath Falls, Oregon 97603

Filed for record at request of:

Klamath County Title Co
 on this 31st day of Dec. A.D. 19 92
 at 10:04 o'clock A M. and duly recorded
 in Vol. M92 of Deeds Page 31130
 Evelyn Biehn County Clerk
 By Denise Sandwick
 Deputy.

Fee, \$30.00