

58992

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MTC 29322-HK Vol. m 93 Page 5899

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

JON M. SHEPPARD

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

JON M. SHEPPARD AND RITA A. SHEPPARD, Husband and Wife

hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

The Northeast Quarter of the Northwest Quarter of Section 24, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record and those apparent upon the land, if any, as the date of this deed

and that grantor will warrant and forever defend the 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 \$ survivorship

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

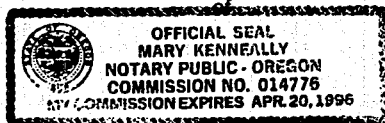
In Witness Whereof, the grantor has executed this instrument this 23rd day of March, 1993; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Jon M. Sheppard
JON M. SHEPPARD

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on March 23, 1993, by Jon M. Sheppard

This instrument was acknowledged before me on _____, 19____, by _____, as _____



Mary Kenneally
Notary Public for Oregon
My commission expires 4/20/96

Jon M. Sheppard
125 Juanita
Jacksonville, OR 97530
Grantor's Name and Address
Jon M. & Rita A. Sheppard
125 Juanita
Jacksonville, OR 97530
Grantee's Name and Address

After recording return to (Name, Address, Zip):

Jon M. & Rita M. Sheppard
125 Juanita
Jacksonville, OR 97530

Until requested otherwise send all tax statements to (Name, Address, Zip):

Jon M. & Rita A. Sheppard
125 Juanita
Jacksonville, OR 97530

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of March, 1993, at 2:15 o'clock P.M., and recorded in book/reel/volume No. M93 on page 5989 and/or as fee/file/instrument/microfilm/reception No. 58992, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE
By Debra M. Mullins, Deputy.

Fee \$30.00