

WARRANTY DEED

MTC 29790-HK

KNOW ALL MEN BY THESE PRESENTS, That

CLAUDE T. HAGERTY and MARILYN S. HAGERTY, as tenants by the entirety

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES V. SHANKS and JUDY M. SHANKS, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, the 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 of Land Partition 4-93 situated in the NW1/4NW1/4 of Section 5, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

MOUNTAIN TITLE COMPANY

"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."

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 and 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 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 \$ 57,000.00

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 10th day of June, 19 93; 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.

STATE OF OREGON,)
County of Klamath) ss.
June 10, 19 93

Claude T. Hagerty
CLAUDE T. HAGERTY
Marilyn S. Hagerty
MARILYN S. HAGERTY

Personally appeared the above named
CLAUDE T. HAGERTY
MARILYN S. HAGERTY

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

Before me:

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



STATE OF OREGON, County of _____) ss.
The foregoing instrument was acknowledged before me this _____, 19 _____, by _____, president, and by _____, secretary of _____

a _____ corporation, on behalf of the corporation.
Notary Public for Oregon
My commission expires: _____ (SEAL)

CLAUDE T. HAGERTY
28611 TRANSFORMER ROAD
MALIN, OR 97632

GRANTOR'S NAME AND ADDRESS

JAMES V. SHANKS
19515 HARPOLD ROAD
MALIN, OR 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:
JAMES V. SHANKS
19515 HARPOLD ROAD
MALIN, OR 97632

NAME, ADDRESS, ZIP

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

JAMES V. SHANKS
19515 HARPOLD ROAD
MALIN, OR 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of Klamath
I certify that the within instrument was received for record on the 11th day of June, 19 93, at 2:50 o'clock P M., and recorded in book M93 on page 13714 or as file/reel number 62922.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED

FOR
RECORDER'S USE

Evelyn Biehn, County Clerk

Recording Officer

B. Pauline Muelendorp Deputy

Fee \$30.00