

66472

WARRANTY DEED

Vol 93 Page 20639



KNOW ALL MEN BY THESE PRESENTS, That ... William Shadduck

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by William and Myrtle Shadduck husband & wife with the right of survivorship.

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:

Lot 3, Block 12 of FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject to: Easements and rights of way of record or apparent on the land, if any; ~~ant-to-real-property-taxes-for-fiscal-year-commencing-July-1, 1973, which are now a lien but not yet payable.~~

(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

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 \$1000.00 and affixation on the whole 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 17th day of August, 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.

William Shadduck *William Shadduck*
Myrtle Shadduck *Myrtle Shadduck*

STATE OF OREGON, County of *Klamath* ss.

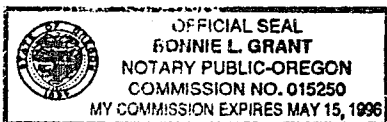
This instrument was acknowledged before me on *August 18*, 19*93*, by *Myrtle & William Shadduck*

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

by _____

as _____

of _____



Bonnie L. Grant
Notary Public for Oregon
My commission expires *May 15, 1996*

William Shadduck
1420 Oregon Ave.
Klamath Falls, Oregon 97601
Grantor's Name and Address

William and Myrtle Shadduck
1420 Oregon Ave.
Klamath Falls, Oregon 97601
Grantee's Name and Address

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

Until requested otherwise send all tax statements to (Name, Address, Zip):
1420 Oregon Ave.
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 18th day of *Aug.*, 19*93*, at 2:45 o'clock *P.M.*, and recorded in book/reel/volume No. *M93* on page *20639* and/or as fee/file/instrument/microfilm/reception No. *66472* Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By *Pauline M. Mendenhall*, Deputy.

Fee \$30.00