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09-27-93 P02:21 RCV'D

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TITLE & ESCROW, INC.

#03040168

AFTER RECORDING RETURN TO:

DWAYNE C. HAMMERSLEY
1111 CALIFORNIA AVE.
KLAMATH, OREGON 97601

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

ALBERT E. SHELLEY hereinafter called GRANTOR(S), convey(s) to
DWAYNE C. HAMMERSLEY hereinafter called GRANTEE(S), all that
real property situated in the County of Klamath, State of
Oregon, described as:

Lot 5, Block 96, BUENA VISTA ADDITION TO THE CITY OF KLAMATH
FALLS, in the County of Klamath, State of Oregon.

Code 1 Map 3809-29CC TL 4400

"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."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land.

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$25,500.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this 2nd day of September, 1993

ALBERT E. SHELLEY
STATE OF OREGON, County of Klamath) ss.

On this 2nd day of September, 1993

Personally appeared the above named ALBERT E. SHELLEY and
acknowledged the foregoing instrument to be his voluntary act
and deed.

Before me:
Notary Public for Oregon
My Commission Expires: 1-15-94

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 27th day
of Sept. A.D. 19 93 at 2:21 o'clock P.M., and duly recorded in Vol. M93,
Deeds on Page 24896.
Evelyn Biehn - County Clerk
By Dawnelle Mullendore

FEE \$30.00