

68711

09-27-93P02:21 RCVD

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WARRANTY DEED

AFTER RECORDING RETURN TO:

DWAYNE C. HAMMERSLEY
 1111 CALIFORNIA AVE.
 KLAMATH FALLS, OR 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: Carol Johnson
 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
 By Evelyn Biehn - County Clerk
Douglas Muller

FEE \$30.00