

WARRANTY DEED
MTC 32045 HEKNOW ALL MEN BY THESE PRESENTS, That
RANDEL L. SHAFFER and LAURA H. SHAFFER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JACK MCBRIDE and LOIS MCBRIDE, 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:

Lot 591 in Block 108 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of 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."

AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930."

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 \$ 32,000.00

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 28th day of JAN, 1994, 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.

Personally appeared the above named

RANDEL L. SHAFFER

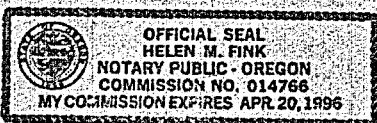
LAURA H. SHAFFER

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

Before me:

Notary Public for Oregon

My commission expires:



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)

RANDEL L. SHAFFER and LAURA H. SHAFFER

369 Myers Lane
Roseburg OR 97470

GRANTOR'S NAME AND ADDRESS

JACK MCBRIDE and LOIS MCBRIDE

PO Box 7451

KLAMATH FALLS, OR 97602

GRANTEE'S NAME AND ADDRESS

JACK MCBRIDE and LOIS MCBRIDE

PO Box 7451

KLAMATH FALLS, OR 97602

NAME, ADDRESS, ZIP

Until a change is registered all my statements shall be sent to the following address:

JACK MCBRIDE and LOIS MCBRIDE

PO Box 7451

KLAMATH FALLS, OR 97602

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.I certify that the within instrument was received for record on the 31stday of Jan, 1994,at 3:32 o'clock P M., and recordedin book M94 on page 3476 or asfile/reel number 75366

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Debra M. Mendenhall Deputy

Fee \$30.00

01-31-94P03:37 RCVD

MOUNTAIN TITLE COMPANY

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