

MOUNTAIN TITLE COMPANY

77621

WARRANTY DEED

MTC 37000-mk

Vol. 794 Page 8022

KNOW ALL MEN BY THESE PRESENTS, That

REBECCA LYNN HANSEN

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by P.N. SHELTON and DIAHN SHELTON, WITH RIGHTS OF SURVIVORSHIP, 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:

SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE

TOGETHER WITH A 1965 MOBILE HOME MARLE ID #K255CDEX50747 OR plat #X 13292

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 \$ 29,900.00. However, the actual consideration consists of or includes other property or value given or promised which is ~~not~~ part of the consideration.

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 11 day of March, 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.

March 11, 1994

Personally appeared the above named

REBECCA LYNN HANSEN

Rebecca Lynn Hansen
REBECCA LYNN HANSEN

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

Before me:

Mary Kenneally

Notary Public for Oregon

My commission expires: 4/22/96

STATE OF OREGON, County of) ss.

The foregoing instrument was acknowledged before me this

, 19 , by

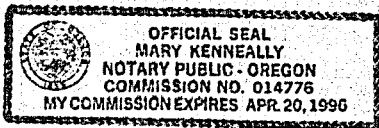
president, and by

secretary of

a corporation, on behalf of the corporation.

Notary Public for Oregon

My commission expires: (SEAL)



REBECCA LYNN HANSEN

747 DEL FATTI

KLAMATH FALLS, OR 97603

GRANTOR'S NAME AND ADDRESS

P.N. SHELTON and DIAHN SHELTON

7441 TINGLEY LANE

KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS

After providing return to:

P.N. SHELTON and DIAHN SHELTON

7441 TINGLEY LANE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

Until a charge is requested all tax statements shall be sent to the following address:

P.N. SHELTON and DIAHN SHELTON

7441 TINGLEY LANE

KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instrument was received for record on the

day of , 19 ,

at o'clock M., and recorded

in book on page or as

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County

affixed.

By Recording Officer

Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

A portion of the NW 1/4 SE 1/4 of Section 29, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the point of intersection of the West line of said NW 1/4 SE 1/4 and the North line of Del Fatti County Road; thence North along the West line of said NW 1/4 SE 1/4 348.4 feet to a point; thence East at right angles to the West line of said NW 1/4 SE 1/4 125.0 feet to a point; thence South parallel to the West line of said NW 1/4 SE 1/4 348.4 feet to a point on the North line of said road; thence West along the North line of said road to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 16th day
of March A.D., 19 94 at 2:14 o'clock P M., and duly recorded in Vol. M94,
of Deeds on Page 8027.

FEE \$35.00

Evelyn Biehn County Clerk
By Annette Mueller