

85181

08-01-94P03:32 RCVD

**Aspen**  
TITLE & ESCROW, INC.

WARRANTY DEED

Vol. m94 Page 23504

#03042041

AFTER RECORDING RETURN TO:

ALBERT E. SHELLEY

245 WATSONKLAMATH FALLS, OR 97603

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

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

The Southerly 150 feet of the Westerly 100 feet of Lot 6,  
PIEDMONT HEIGHTS, in the County of Klamath, State of Oregon.  
EXCEPT that portion of said Lot 6, if any, as in deed recorded  
February 27, 1964 in Book 351 at Page 302 from Phair to Keely,  
and in deed recorded December 23, 1963 in Book 350 at Page 61,  
from Phair to McElvain.

CODE 43 MAP 3909-1DD TL 3500

"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 30.390."

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  
\$45,000.00.

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

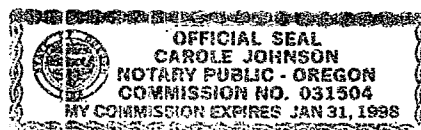
IN WITNESS WHEREOF, the grantor has executed this instrument  
this 1st day of August 1994.

Hazel L. Carnes  
HAZEL L. CARNES

STATE OF OREGON )

County of Klamath )

) ss.



The foregoing instrument was acknowledged before me this 1st  
day of August, 1994, by HAZEL L. CARNES.

Before me: Carole Johnson  
Notary Public for Oregon  
My Commission Expires: 1-31-98

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co  
of Aug A.D., 19 94 at 3:32 o'clock P.M., and duly recorded in Vol. M94  
of Deeds on Page 23504

FEE \$30.00

Evelyn Biehn

County Clerk

By Carole Johnson