

33218-JW

08-05-94P03:03 RCVD

85493

WARRANTY DEED

return to:
Orville Shockey
103 Waddington Trace
Goose Creek, S. Carolina
29445
Vol. m94 Page 24239

KNOW ALL MEN BY THESE PRESENTS, that WENDELL TATUM and DEBORAH A. TATUM, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ORVILLE SHOCKEY, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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:

The Southerly one-half of Lot 5 in Block 38 of FIRST ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the most Southerly corner of said Lot 5 and running Northeasterly along the Southeasterly line of said Lot 5, 53 feet, more or less, to the most Southerly corner of Lot 4 in said Block; thence Northwesterly along the line between said Lots 4 and 5, 55 feet; thence Southwesterly parallel with Grant Street, 53 feet, more or less, to the Easterly line of Second Street; thence Southeasterly 55 feet to the place of beginning.

SUBJECT TO:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. Contract, including the terms and provisions thereof.

Dated: March 5, 1980
Recorded: March 17, 1980, M80, page 4496
Vendor: Charles L. Daniels, Jr.
Vendee: Wendell Tatum and Deborah A. Tatum

which contract grantee agrees to assume and pay and hold grantor harmless therefrom.

TO HAVE and TO HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.

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 of the above granted premises, free from all encumbrances except as noted above and will 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 \$18,000.00.

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

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instrument this 6th day of May, 19 81;
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.

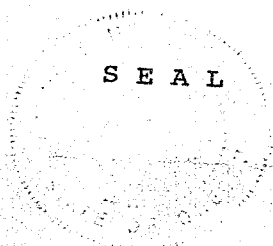
Wendell Tatum by
Wendell Tatum
Pat Igon, his attorney in fact
Deborah A. Tatum by
Deborah A. Tatum
Pat Igon, her attorney in fact

STATE OF OREGON)
County of Klamath) ss.

5/6/, 19 81.

PAT I GOLL FOR

Personally appeared the above named Wendell Tatum
and Deborah A. Tatum and acknowledged the foregoing instrument
to be their voluntary act and deed.



Before me,
[Signature]
Notary Public for Oregon
My Commission Expires: 9-27-82

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Wendell & Deborah A. Tatum

Orville Shockey

251 Martin Street

Grantor's Name and Address

Klamath Falls, OR 97601
Grantee's Name and Address

After recording return to:

Gary L. Hedlund

325 Main Street

Klamath Falls, OR 97601

Name, Address, Zip

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

Mr. Orville Shockey

251 Martin Street

Klamath Falls, OR 97601

Name, Address, Zip

STATE OF OREGON)
) ss.
County of Klamath)

I certify that the within instrument was received for record on the 5th day of Aug, 19 94, at 3:03 o'clock P M., and recorded in book/reel/volume no. M94 on page 24239 or as document/fee/file/instrument/microfilm no. 85493, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Name Title

By Rauline Muckenschie
Deputy

Fee 45.00

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