

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That
THOMAS MICHAEL GRANT and DE ANN LYNN GRANT
hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
PETER M. SHEPHERD and DEBRA M. SHEPHERD as tenants by the entirety, 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 3 in Block 3 of FIRST ADDITION TO BUREKER PLACE, 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."

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 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 \$ 65,000.00

~~However, the above consideration is to be paid to the grantor by the grantee, and the grantor hereby warrants that the grantee shall pay the same to the grantor in full before the grantor shall deliver the deed to the grantee.~~

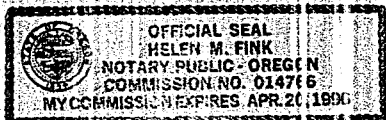
In construing this deed and where the context so requires, the singular includes the plural and all grammatical
changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.
In Witness Whereof, the grantor has executed this instrument this 26 day of SEPTEMBER 19 94;
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
9/26, 1994 ss.

Personally appeared the above named
THOMAS MICHAEL GRANT
DE ANN LYNN GRANT

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

Before me: Helen M. Fink
Notary Public for Oregon
My commission expires:



Thomas Michael Grant
THOMAS MICHAEL GRANT
De Ann Lynn Grant
DE ANN LYNN GRANT

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)

THOMAS MICHAEL GRANT and DE ANN LYNN GRANT	4750 Honedale
	Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS	
PETER M. SHEPHERD and DEBRA M. SHEPHERD	4419 CLINTON AVENUE
	KLAMATH FALLS, OR 97603
GRANTEE'S NAME AND ADDRESS	
PETER M. SHEPHERD and DEBRA M. SHEPHERD	4419 CLINTON AVENUE
	KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address	
PETER M. SHEPHERD and DEBRA M. SHEPHERD	4419 CLINTON AVENUE
	KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP	

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was
received for record on the 30th
day of Sept, 19 94,
at 2:04 o'clock P. M., and recorded in
book m94 on page 30681 or as
file/reel number 89019.
Record of Deeds of said county.
Witness my hand and seal of County
affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore Deputy

Fee \$30.00