

# MOUNTAIN TITLE COMPANY of JACKSON COUNTY

89598

10-13-94P03:35 RCVD

WARRANTY DEED

MTC #27842-KM

DOROTHY R. JOHNSON

ATC 42358

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KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by THOMAS E. SHAW AND EVELYN I. SHAW, HUSBAND AND WIFE 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, 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:

Lot 75, Block 1, SUN FOREST ESTATES, TRACT 1060, in the County of Klamath, State of Oregon.

CODE 248 MAP 2310-36B0 TL 5700

\*for Sun Forest Estates Owners Association and Articles of Incorporation of Sun Forest Estates Owners Association

## MOUNTAIN TITLE COMPANY of JACKSON COUNTY

(IF SPACE SUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 1994-95 real property taxes a lien not yet payable; levies and assessment sof the Fire Patrol District; conditions, restrictions, easements and assessments of Sun Forest Estates; levies and assessments of Sun Forest Estates Road District; covenants conditions and restrictions\* grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$3,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~

~~the whole~~ consideration (indicate which) § (The sentence between the symbols §, if not applicable, should be deleted. See ORS 93.030.)

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 11th day of OCTOBER, 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.

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 lawsuit against farming of forest practices as defined in ORS 30.930

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

County of Jackson

ss.

This instrument was acknowledged before me on October 11, 19 94, by DOROTHY R. JOHNSON

Before me:

*L. Kaye Maheu*

STATE OF OREGON,

County of \_\_\_\_\_

ss.

This instrument was acknowledged before me on \_\_\_\_\_, 19 \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_ of \_\_\_\_\_

Before me:



OFFICIAL SEAL  
L. KAYE MAHEU  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 006499  
MY COMMISSION EXPIRES MAY 3, 1995

JOHNSON

GRANTOR'S NAME

SHAW

GRANTEE'S NAME

After recording return to:

MOUNTAIN TITLE COMPANY OF JACKSON COUNTY  
1459 E. McAndrews Road  
Medford, Oregon 97504

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

THOMAS E. & EVELYN I. SHAW

PO Box 2187

White City, OR 971503

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

Filed for record at request of:

Aspen Title Co

on this 13th day of Oct A.D. 19 94  
at 3:35 o'clock P.M. and duly recorded  
in Vol. M94 of Deeds Page 32024

Evelyn Biehn

County Clerk

By

*Pauline Mullins*

Fee, \$30.00

Deputy.