

91422

## MOUNTAIN TITLE COMPANY

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That JAY R. SHANOR and NAOMI R. SHANOR, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WESTERN HOMES, INC., 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:

The E1/2 of the W1/2 of the NW1/4 of the SE1/4 and the W1/2 of the E1/2 of the NW1/4 of the SE1/4 of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly of the Chiloquin Agency Highway 422.

## 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 \$ 14,000.00. However, the consideration consideration consists of the property described in this instrument and the whole/ part of the consideration indicated in the sentence below this symbol, if not applicable, should be deleted. See ORS 30.930(1)(b)

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 19 day of November, 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.

California )  
STATE OF OREGON, )  
County of Orange ) ss.  
November 19, 1994

Personally appeared the above named

Jay R. Shanor  
and Naomi R. Shanor

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

Before me:

Sharon Genell Dwyer  
Notary Public for Oregon California  
My commission expires: Aug 1, 1995



JAY W. SHANOR & NAOMI R. SHANOR  
60 Dawn Wetzel  
Camarillo CA 93018

GRANTOR'S NAME AND ADDRESS

WESTERN HOMES, INC.

5729 Altamont  
K. Falls OR 97103

GRANTEE'S NAME AND ADDRESS

Western Homes (Inc.)  
5729 Altamont  
K. Falls OR 97103

NAME, ADDRESS, ZIP

Jay W. & Naomi C. Shanor  
60 Dawn Wetzel  
Camarillo CA 93018

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_, president, and by \_\_\_\_\_, secretary of \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires: \_\_\_\_\_

STATE OF OREGON, \_\_\_\_\_ ss.

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

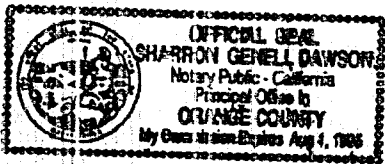
By \_\_\_\_\_ Recording Officer  
Deputy

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY

35735 A

STATE OF CALIFORNIA  
COUNTY OF Orange



On 11-1-94 before me, the undersigned, a notary public for the state,  
personally appeared Connie Worsham  
personal ~~known~~ to me - or - and Larry Worsham  
proven to me on the oath of  
who is personally known to me

to be the person whose name is subscribed to the within instrument, as witness thereto,  
who, being by me duly sworn, deposes and says that he/she was present and saw  
Jay W. Shanor

the same person described in and whose name is subscribed to the within and annexed  
instrument as a party thereto, execute the same, and that said affiant subscribed his/her  
name to the within instrument as a witness at the request of

Witness my hand and official seal: Mountain Title Co.

Official Notarial Seal

Signature of  
Notary:

Sharon Genell Dawson

This certificate must be  
attached to the document  
described at right.

Title or Type of Document Warranty Deed  
Number of Pages  
Signer(s) Other Than Named Above Nathan Shanor

Date of Document 11-1-94

SUBSCRIBING-WITNESS ACKNOWLEDGEMENT ("WITNESS JURAT")

LE 77 (4/93)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day  
of Nov. A.D. 19 94 at 3:30 o'clock P M., and duly recorded in Vol. M94  
of Deeds on Page 35735

FEE\$35.00

By Evelyn Biehn County Clerk

Cheryl Chittag