

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That CHARLES R. SHIPMAN and WANDA LEE SHIPMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EDWARD G. ANDERSEN and PATRICIA H. ANDERSEN, husband and wife, 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, hereinafter and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The W1/2 of the W1/2 of the SW1/4 of the NE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, 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 \$ 28,000.00

~~Notary Public for Oregon, Linda L. Hurd, My commission expires April 18, 1996. I hereby certify that the foregoing instrument was acknowledged before me this 1 day of Dec, 1994, at 1:13 o'clock P.M., and recorded in book M94 on page 37026 or as file/reel number 92058.~~

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 1 day of Dec, 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.

STATE OF OREGON,

County of Malheur ss.  
December 1, 1994.

Personally appeared the above named

CHARLES R. SHIPMAN

WANDA LEE SHIPMAN

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

Before me:

Linda L. Hurd

Notary Public for Oregon

My commission expires: 4-18-96

OFFICIAL SEAL

LINDA L. HURD

NOTARY PUBLIC - OREGON

COMMISSION NO. 014103

MY COMMISSION EXPIRES APR. 18, 1996

STATE OF OREGON, County of

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)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 5th day of Dec, 1994, at 1:13 o'clock P. M., and recorded in book M94 on page 37026 or as file/reel number 92058.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

Debrae Mueller-Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY

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SIGN HERE