

94039

01-25-05P03-41

MOUNTAIN TITLE COMPANY

WARRANTY DEED

Vol M95

Page

1807

KNOW ALL MEN BY THESE PRESENTS, That
MARGARET GORMISH

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LYLE J. SHELDON and DIANNE M. SHELDON, husband and wife
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 7, BLOCK 3 OF TRACT 1103, EAST HILLS ESTATES, ACCORDING TO THE
OFFICIAL PLAT THEREOF ON FILE IN 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 \$149,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole of the consideration for this transfer.

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 28th day of December, 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 KLAMATH) ss.
DECEMBER 28, 1994

Margaret Gormish
MARGARET GORMISH

Personally appeared the above named
MARGARET GORMISH

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

Before me: Kristi L. Redd
Notary Public for Oregon
My commission expires: 11/16/95



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)

MARGARET GORMISH
6727 KIMBERLY COURT
KLAMATH FALLS, OREGON 97603
GRANTOR'S NAME AND ADDRESS
LYLE J. SHELDON and DIANNE M. SHELDON
515 S. BROAD STREET
KLAMATH FALLS, OREGON 97601
GRANTEE'S NAME AND ADDRESS
LYLE J. SHELDON and DIANNE M. SHELDON
515 S. BROAD STREET
KLAMATH FALLS, OREGON 97601
NAME, ADDRESS, ZIP
Until a charge is requested all tax statements shall be sent to the following address:
LYLE J. SHELDON and DIANNE M. SHELDON
515 S. BROAD STREET
KLAMATH FALLS, OREGON 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 25th day of Jan, 1995, at 3:41 o'clock P. M., and recorded in book M95 on page 1807 or as file/reel number 94039.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
Recording Officer
Deputy

Fee \$30.00

MOUNTAIN TITLE COMPANY