

95797

03-06-95P02:16 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That Elizabeth Shide, husband and wife as joint tenants

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by, MARTIN J. SHIDE and TWYLA E. SHIDE, Trustees, or their successors in trust, under the SHIDE LIVING TRUST, dated March 2, 1995, and any amendments thereto, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 20, Block 11, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1,

as recorded in Klamath County Oregon

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under a standard policy of title insurance. The limitations contained herein expressly do not relieve Grantor of any liability or obligations under this instrument, but merely define the scope, nature, and amount of such liability or obligations.

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with 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 those of record

grantor will warrant and forever defend the 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 \$ 0. 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, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of March, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

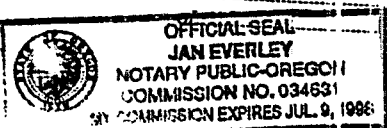
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930

Martin James Shide  
Twyla Elizabeth Shide

STATE OF OREGON, County of Jackson

This instrument was acknowledged before me on March 2, 1995 by Martin James Shide and Twyla Elizabeth Shide

This instrument was acknowledged before me on March 2, 1995 by as



My commission expires 7-9-96 Notary Public for Oregon

Martin & Twyla Shide  
2583 Lausanne Circle  
Medford, OR 97504

MARTIN J. SHIDE and TWYLA E. SHIDE, Trustees, or their successors in trust, under the SHIDE LIVING TRUST, dated March 2, 1995, and any amendments thereto, Same Address  
MARTIN J. SHIDE and TWYLA E. SHIDE, Trustees, or their successors in trust, under the SHIDE LIVING TRUST, dated March 2, 1995, and any amendments thereto, Same Address  
MARTIN J. SHIDE and TWYLA E. SHIDE, Trustees, or their successors in trust, under the SHIDE LIVING TRUST, dated March 2, 1995, and any amendments thereto, Same Address

SPACE RESERVED FOR RECORDER'S USE

FEE: \$30.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 6th day of March, 1995, at 2:16 o'clock P.M., and recorded in book/reel/volume No. M95 on page 4947 and/or as fee/file/instrument/microfilm/reception No. 95797, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk  
NAME TITLE  
By Bernetha G. Letsch, Deputy.