

WARRANTY DEED

35502 NF

KNOW ALL MEN BY THESE PRESENTS, That PATRICIA ANN ODEN WHO ACQUIRED TITLE AS PATRICIA ANN BASSETT

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WAYNE SHA AND MELODY SHA, 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, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

PLEASE SEE ATTACHED EXHIBIT 'A' which is MADE A PART HEREOF BY THIS REFERENCE.



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 to the land, if any, as of 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 \$ 39,900.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 39,900.00 and the 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 to the land, if any, as of 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.~~

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 21st day of June, 19 95; 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.

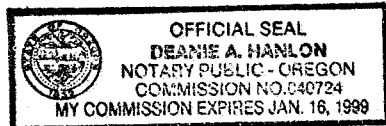
x Patricia Ann Oden
PATRICIA ANN ODEN

STATE OF OREGON,)
County of CURRY) ss.
JUNE 21, 19 95

Personally appeared the above named _____
PATRICIA ANN ODEN

_____ and acknowledged the foregoing instrument to be HER voluntary act and deed.

Before me: Deanie A. Hanlon
Notary Public for Oregon
My commission expires: 01-16-99



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)

<u>PATRICIA ANN ODEN</u>	
<u>P.O. BOX 7881</u>	
<u>Brookings, OR 97415</u>	
GRANTOR'S NAME AND ADDRESS	
<u>WAYNE AND MELODY SHA</u>	
<u>2535 WIARD</u>	
<u>KLAMATH FALLS, OR 97603</u>	
GRANTEE'S NAME AND ADDRESS	
After mailing return to:	
<u>WAYNE SHA AND MELODY SHA</u>	
<u>2535 WIARD</u>	
<u>KLAMATH FALLS, OR 97603</u>	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address:	
<u>WAYNE SHA AND MELODY SHA</u>	
<u>2535 WIARD</u>	
<u>KLAMATH FALLS, OR 97603</u>	
NAME, ADDRESS, ZIP	

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

06-26-95A10:21 RCVD

MOUNTAIN TITLE COMPANY

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EXHIBIT "A" **LEGAL DESCRIPTION**

All that portion of the NW1/4 of the SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 1, KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning 30 feet South and 20 feet East of the center of said Section 2; thence East along the South line of the Lakeview Highway, 162 1/2 feet; thence South and at right angles to said Highway line 920 feet; this said last mentioned point being the point of beginning; thence continuing South 70 feet to a point; thence running Westerly and parallel to said Highway line, 162 1/2 feet to a point; thence running Northerly and at right angles to said Highway line 70 feet to a point; thence running Easterly and parallel to said Highway line, 162 1/2 feet to the said point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 26th day
of June A.D., 19 95 at 10:21 o'clock A M., and duly recorded in Vol. M95
of ± Deeds on Page 16612.

FEE \$35.00

By Bernetha G. Letsch, County Clerk
Annette Mueller