

MTC 305660MS

WARRANTY DEED

DEBORAH J. HIGGINS-CLARK, WHO ACQUIRED TITLE AS DEBORAH JEAN HIGGINS,
Grantor(s) hereby grant, bargain, sell and convey to
JOHN CURTIS SHELTON,

Grantee(s) and grantee's heirs, successors and assigns the following described
real property, free of encumbrances except as specifically set forth herein in
the County of KLAMATH and State of Oregon, to wit:

THAT PORTION OF THE NORTHEAST ONE-QUARTER (1/4) OF THE NORTHWEST
ONE-QUARTER (1/4) OF SECTION 21, TOWNSHIP 36 SOUTH, RANGE 13 EAST OF THE
WILLAMETTE MERIDIAN LYING EASTERLY OF A LINE PARALLEL TO AND 440 FEET
DISTANT WESTERLY FROM THE EAST LINE OF SAID NORTHEAST ONE-QUARTER (1/4),
SAID 440 FEET MEASURED AT RIGHT ANGLES TO SAID EAST LINE.

SUBJECT TO: all those items of record and those apparent upon the land, if
any, as of the date of this deed and those shown below, if any:
and the 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.

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.

The true and actual consideration for this conveyance is \$ 19,500.00.

Until a change is requested, all tax statements shall be sent to Grantee at the
following address: P.O. BOX 392, WILLIAMS, OR 97844

Dated this 29 day of Dec, 1995

Deborah J. Higgins-Clark
DEBORAH J. HIGGINS-CLARK

NOTARY ACKNOWLEDGEMENT

STATE OF Oregon SS. 12-29 19 95
COUNTY OF Lane

Personally appeared the above named Deborah J. Higgins-Clark

and acknowledged the foregoing instrument to be her voluntary act.



Before me:

[Signature]

Notary Public for Oregon

My commission expires Nov. 15, 1996

(seal)

Return to:
JOHN CURTIS SHELTON
P.O. BOX 392
WILLIAMS, OR 97844

STATE OF OREGON, ss.
County of Klamath

Filed for record at request of:

Mountain Title Co
on this 24th day of Jan A.D. 19 96
at 3:19 o'clock P.M. and duly recorded
in Vol. M96 of Deeds Page 2048.
Bernetha G. Letsch County Clerk
By [Signature]
Deputy.

Fee. \$30.00