

21718

Vol. M96 Page 21840

STATE OF OREGON,
WARRANTY DEED County of Klamath ss.

ASPEN TITLE ESCROW NO. 05044674

Filed for record at request of:

AFTER RECORDING RETURN TO:
MR. AND MRS. ERVIN SHOEMAKER
1709 Meiss Lake Rd.
Macdonel, CA 96058

Aspen Title & Escrow
on this 19th day of July A.D. 19 96
at 3:54 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 21840
Bernetha G Letsch, County Clerk

By

Deputy.

Fee, \$30.00

UNTIL A CHANGE IS REQUESTED ALL TAX
STATEMENTS TO THE FOLLOWING ADDRESS:
SAME AS ABOVE

WILLIAM LEONARD SANDERS AND SUSAN M. SANDERS, hereinafter
called GRANTOR(S), convey(s) to ERVIN SHOEMAKER AND ESTHER
SHOEMAKER, husband and wife, hereinafter called GRANTEE(S), all
that real property situated in the County of Klamath, State of
Oregon, described as:

Lot 19, Block 2, KLAMATH RIVER SPORTSMAN'S ESTATES, in the
County of Klamath, State of Oregon.

CODE 52 map 4008-17CA TAX LOT 800

"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 30.390."

and covenant(s) that grantor is the owner of the above described
property free of all encumbrances except covenants, conditions,
restrictions, reservations, rights, rights of way and easements
of record, if any, and apparent upon the land,

and will warrant and defend the same against all persons who may
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is
\$14,700.00.

In construing this deed and where the context so requires, the
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument
this ____ day of July, 1996.

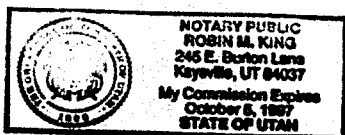
William L Sanders
WILLIAM LEONARD SANDERS

Susan M Sanders
SUSAN M. SANDERS

STATE OF UTAH, COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me this 15th
day of July, 1996, by WILLIAM LEONARD SANDERS AND SUSAN M.
SANDERS.

Before me: Robin M King
Notary Public for Utah
My Commission Expires: 10/5/97



96 JUL 19 P3:54