

29387

MTC 30779MS  
WARRANTY DEEDVol. M96 Page 37820

96 DEC -3 P3:03

TRUSTEES OF THE WILBUR J. LADNER AND OLMA JEAN LADNER 1993 TRUST,  
Grantor(s) hereby grant, bargain, sell and convey to:  
WESLEY J. SHAUGHNESSY and JOAN M. SHAUGHNESSY, husband and wife,  
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:

LOT 5 IN BLOCK 2 OF RAINBOW PARK ON THE WILLIAMSON, ACCORDING TO THE  
OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF  
KLAMATH COUNTY, OREGON. TOGETHER WITH AN UNDIVIDED 1/66TH INTEREST IN  
LOTS 4 AND 5, BLOCK 1, RAINBOW PARK ON THE WILLIAMSON.

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 \$ 40,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: 4744 CHANTILLY AVENUE, LOS VEGAS, NV 89110

Dated this 27 day of November 1996

WILBUR J. LADNER AND OLMA JEAN LADNER 1993 Trust

BY: Wilbur J. Ladner TRUSTEE  
WILBUR J. LADNER

BY: Olma Jean Ladner TRUSTEE  
OLMA JEAN LADNER

STATE OF CALIFORNIA, County of Solano ) ss.

This instrument was acknowledged before me on Nov 27, 1996

by Wilbur J. Ladner and Olma Jean Ladner

as Trustees

of the Wilbur J. Ladner and Olma Jean Ladner 1993 Trust

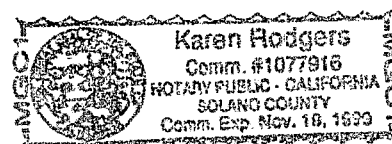
Notary Public of CALIFORNIA

My commission expires 11-19-99

ESCROW NO. MT39779-MS

Return to:

WESLEY J. SHAUGHNESSY  
4744 CHANTILLY AVENUE  
LOS VEGAS, NV 89110



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 3rd day  
of December A.D., 1996 at 3:03 o'clock P.M., and duly recorded in Vol. M96  
of Deeds on Page 37820

Bernetha G. Letsch County Clerk

FEE \$30.00

By Kathleen Rose