

ESOP

32602

MTC 40109KA

WARRANTY DEED

Vol. 117 Page 4020

M. DOUG ALLEN and IRENE F. ALLEN, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell and convey to:  
LESTER SHOVAH, JUDY L. SHOVAH & LES G. SHOVAH with rights of survivorship,  
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 3 and the Southwesterly 1.8 feet of Lot 2 in Block 11 of FIRST  
ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County,  
Oregon.

'97 FEB -7 P 3:52

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 \$ 75,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the  
following address: , 975 N. Alameda Ave., Klamath Falls, OR 97601

Dated this 6<sup>th</sup> day of February, 1997.

M. Doug Allen  
M. DOUG ALLEN

Irene F. Allen  
IRENE F. ALLEN

STATE OF California  
COUNTY OF Placer SS. February 6 19 97

Personally appeared the above named M. DOUG ALLEN AND IRENE F. ALLEN

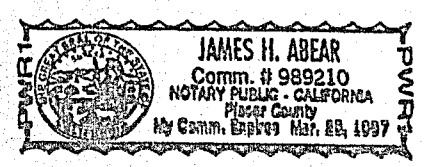
and acknowledged the foregoing instrument to be their voluntary act.

Before me:  
James H. Abear  
Notary Public for Placer County, CA  
My commission expires 3/25/97

(seal)

ESCROW NO. MT40109-KA

Return to:  
JUDY SHOVAH  
975 N. Alameda Ave.  
Klamath Falls, OR 97601



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WARRANTY DEED

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STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Amerititle the 7th day of February A.D., 19 97 at 3:52 o'clock P. M., and duly recorded in Vol. M97 of Deeds on Page 4020

FEE \$35.00

Bernetha G. Letsch, County Clerk  
by Kettlin Ross

THE STATE OF OREGON, COUNTY OF KLAMATH, BEFORE ME, the undersigned authority, on this day personally appeared [Name], known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this day of February, 1997.

[Signature]  
Notary Public  
Klamath County, Oregon

Witness my hand and seal of office this day of February, 1997.

[Signature]  
Notary Public  
Klamath County, Oregon

