

MTC 41243-SD
WARRANTY DEED

LYLE W. SHAFFER and SHIRLEY LEE SHAFFER, as tenants by the entirety, Grantor(s) hereby grant, bargain, sell and convey to: TERRY J. EDWARDS and BETTY J. EDWARDS, 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 17 IN BLOCK 13 OF HILLSIDE ADDITION TO KLAMATH FALLS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

91 15 11 44 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.

91 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 CRS 30.930.

The true and actual consideration for this conveyance is \$ 94,000.00.

Until a change is requested, all tax statements shall be sent to Grantee at the following address: HC 30, BOX 141, CHEMULT, OR 97731

Dated this 13th day of May, 1997

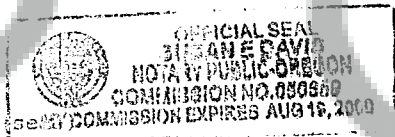
Lyle W. Shaffer
LYLE W. SHAFFER

Shirley Lee Shaffer
SHIRLEY LEE SHAFFER

STATE OF OREGON ss. May 13 1997
COUNTY OF Klamath

Personally appeared the above named LYLE W. SHAFFER and SHIRLEY LEE SHAFFER

and acknowledged the foregoing instrument to be their voluntary act.



Before me:
Susan E. Davis
Notary Public for Oregon
My commission expires Aug 17, 2000

ESCROW NO. MT41243-SD

Return to:
TERRY J. EDWARDS
HC 30, BOX 141
CHEMULT, OR 97731

STATE OF OREGON, ss.
County of Klamath
Filed for record at request of:

Amerititle
on this 15th day of May A.D. 1997
at 11:44 o'clock A. M. and duly recorded
in Vol. 1497 of Deeds Page 14966
Bernetha G. Latsch, County Clerk
By Kathleen Ross
Fec. \$30.00 Deputy.