

NS

40214

97 JUN 27 P3 45

Vol. 1997 Page 20201



TRACEY E. SHIRLEY

STATE OF OREGON,
County of Klamath

ss.

I certify that the within instrument was received for record on the 27th day of June, 1997, at 3:45 o'clock P. M., and recorded in book/reel/volume No. M97 on page 20201 and/or as fee/file/instrument/microfilm/reception No. 40214, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Rose, Deputy.

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

MTC 41760

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that TRACEY E. SHIRLEY

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by JAMES L. ALSTON

hereinafter called grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

Lot 1 of Block 13, BUENA VISTA 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.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto grantee and grantee's heirs, successors and assigns forever.

And grantor hereby covenants to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state): those of record

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whosoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ -0- . However, the actual consideration consists of or includes other property or value given or promised which is ☐ the whole ☒ part of the (indicate which) consideration. (The sentence between the symbols [Ⓢ], if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In witness whereof, the grantor has executed this instrument this 27th day of JUNE, 1997; if grantor is a corporation, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

TRACEY E. SHIRLEY

STATE OF OREGON, County of KLAMATH) ss.

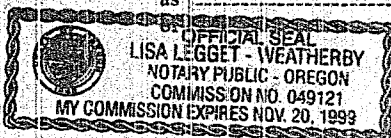
This instrument was acknowledged before me on JUNE 27th, 1997,

by TRACEY E. SHIRLEY

This instrument was acknowledged before me on _____, 19____,

by _____

as _____



Notary Public for Oregon
My commission expires 11/20/99