

NS

40656

'97 JUL -8 P3:52

Vol. 1997 Page 21169



John C. Gay & Margaret E. Johnson

3736 Hope St.
Klamath Falls, OR 97603

Lyle & Shirley Shaffer
2222 Applegate St.
Klamath Falls, OR 97601

Lyle & Shirley Shaffer
2222 Applegate St.
Klamath Falls, OR 97601

Lyle & Shirley Shaffer
2222 Applegate St.
Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 8th day of July, 1997, at 3:52 o'clock P.M., and recorded in book/reel/volume No. M97 on page 21169 and/or as fee/file/instrument/microfilm/reception No. 40656, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By KATHA RICE, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that John C. Gay & Margaret Elaine Johnson

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Lyle W. Shaffer & Shirley L. Shaffer, husband & wife

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 667 in block 116 of MILLS ADDITION to the city of Klamath Falls, Oregon, according to the duly recorded 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 and grants premises, free from all encumbrances except (if no exceptions, so state):

grantor will warrant and forever defend the 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 25,000.00. 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 8th day of July, 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.

John C. Gay
Margaret E. Johnson

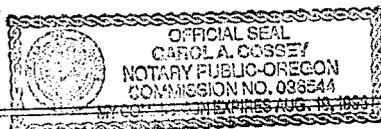
STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 8, 1997, by John C. Gay and Margaret E. Johnson

This instrument was acknowledged before me on July 8, 1997,

by _____ as _____ of _____

Carol A. Cossey
Notary Public for Oregon
My commission expires 8-19-98



30