

KNOW ALL MEN BY THESE PRESENTS, That WAYNE J. SHAFFER AND JO SHAFFERhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
LEJOURN MILES SHAFFER AND DOROTHY J. SHAFFER, HUSBAND AND WIFEhereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of KLAMATH and State of Oregon, described as follows, to-wit:

THE SOUTH 40 FEET OF LOTS 27, 28 AND 29 IN BLOCK 24, OF INDUSTRIAL 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.

TO HAVE and to HOLD the same unto the said grantee and grantee's heirs, successors and assigns forever.
And said grantor hereby covenants to and with said 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

Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

and that 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.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is (the whole/ ~~part of the~~) consideration (indicate which) (The sentence between the symbols © , if not applicable should be deleted. See ORS 93.030.)

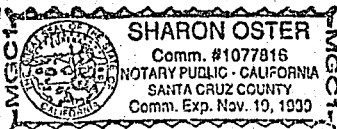
In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25th day of July 19 97; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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 FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF ~~OREGON~~ CALIFORNIACounty of Santa Cruz } ss.BE IT REMEMBERED, That on this 25th day of July 19 97, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named WAYNE J. SHAFFER AND JO SHAFFERknown to me to be the identical individual s described in and who executed the within instrument and acknowledged to me that THEY executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.



[Signature]
Notary Public for Oregon
My Commission expires November 19, 1999 California

WAYNE J. SHAFFER

SAME

OR

Grantor's Name and Address

LEJOURN MILES SHAFFER

2307 OAK AVENUE

KLAMATH FALLS, OR 97601

Grantee's Name and Address

After recording return to:

LEJOURN MILES SHAFFER

2307 OAK AVENUE

KLAMATH FALLS, OR 97601

Name, Address, Zip

Until a change is requested all tax statements shall be sent to the following address.

LEJOURN MILES SHAFFER

2307 OAK AVENUE

KLAMATH FALLS, OR 97601

Name, Address, Zip

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 31st day of July 19 97, at 11:13 o'clock A. M., and recorded in book/reel/volume No. M97 on page 24604 or as fee/file/instrument/microfilm/reception No. 42410.
Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Name

Title

By Kathleen Ross Deputy

97 JUL 31 AM 1:13

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