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42792

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JAMES H. & JUDITH G. SHIPMAN
591 Honeybunch Ln.
GRANTEES 1985-OR. 97547

GRANTOR'S NAME AND ADDRESS
PAUL R. ROSE
P.O. Box 813
KLAMATH FALLS, OR. 97601

After recording, return to (Name, Address, Zip):

PAUL R. ROSE
P.O. Box 813
KLAMATH FALLS, OR. 97601

Until requested otherwise, send all tax statements to (Name, Address, Zip):

PAUL R. ROSE
P.O. Box 813
KLAMATH FALLS, OR. 97601

SPACE RESERVED
FOR
RECORDERS USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of August, 1997, at 3:33 o'clock P.M., and recorded in book/reel/volume No. M97 on page 25382 and/or as fee/file/instrument/microfilm/reception No. 42792, 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.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that JAMES H. & JUDITH G. SHIPMAN

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by PAUL R. ROSE

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 17 - BLOCK 104
KLAMATH FOREST ESTATES
BONANZA, OR. 97623

(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):

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 whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 4,000. 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 _____ day of _____, 19____; 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.

STATE OF OREGON, County of Josephine } ss.

This instrument was acknowledged before me on July 31, 1997
by J.H. Shipman, Judith G. Shipman and Paul R. Rose

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

by _____

as _____

of _____



OFFICIAL SEAL
LINDA L. DOBNER
NOTARY PUBLIC - OREGON
COMMISSION NO. 040909
MY COMMISSION EXPIRES JAN. 18, 1999

Linda L. Dobner
Notary Public for Oregon

My commission expires 1-18-1999

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