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97 DEC -3 P3:29

Vol. M97 Page 39467TITLE NO. 46976ESCROW NO. 10-4178-97TAX ACCT. NO. 131529WARRANTY DEED -- STATUTORY FORM
(INDIVIDUAL or CORPORATION)CHARLES E. SHIPLEY and SHIRLEY JEAN SHIPLEY, as tenants by the
entirety, Grantor,

conveys and warrants to

STEPHEN B. REICHERT and ANNA M. REICHERT, as tenants by the entirety, Grantee,

the following described real property free of encumbrances except as
specifically set forth herein:Lot 11, Block 2, MAHN'S ACRES SUBDIVISION, in the County of Klamath,
State of Oregon.

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.

Encumbrances:

1997/98 REAL PROPERTY TAXES, A LIEN BUT NOT YET DUE AND PAYABLE AND EASEMENTS, CONDITIONS, RESTRICTIONS AND ASSESSMENTS AS SHOWN ON THE RECORDED PLAT.

The true consideration for this conveyance is \$4,500.00 (Here comply with the requirements of ORS 93.030*).

Dated this 18th day of December, 1997; if a corporate grantor, it has caused its name to be signed by order of its board of directors.



Charles E. Shipley
CHARLES E. SHIPLEY

Shirley Jean Shipley
SHIRLEY JEAN SHIPLEY

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on December 18, 1997,
by CHARLES E. SHIPLEY and SHIRLEY JEAN SHIPLEY

Monique M. White
Notary Public for Oregon

My commission expires: 4-17-01

CHARLES E. SHIPLEY
119 COVEY LANE
GRANT PASS OR 97527
GRANTOR'S NAME AND ADDRESS

Until a change is requested
all tax statements shall be
sent to the following address:
*** SAME AS GRANTEE ***

STEPHEN B. REICHERT
1954 LOMOND AVE
SPRINGFIELD OR 97477
GRANTEE'S NAME AND ADDRESS

After recording return to:
TITLE GUARANTY COMPANY OF OREGON
299 EAST 18TH AVENUE
EUGENE, OR 97401

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 3rd day
of December A.D., 19 97 at 3:29 o'clock P. M., and duly recorded in Vol. M97
of Deeds on Page 39467

FEE \$30.00

By Bernetha G. Letsch County Clerk
Kettner