

CK

55642

WARRANTY DEED

Vol. M98 Page 10558

KNOW ALL MEN BY THESE PRESENTS, That

THE FEDERAL LAND BANK OF SPOKANE, a Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JAMES T. SHUGRUE AND JUDITH M. SHUGRUE, husband and wife, hereinafter 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:

NW 1/4 SE 1/4, S 1/2 S 1/2 NW 1/4 NE 1/4, SW 1/4 NE 1/4, SE 1/4 NW 1/4 of Section 28, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

APR - 1 P 1:11

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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

Subject to easements and rights of way of record and apparent on the land.

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 \$ 76,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 individuals.

In Witness Whereof, the grantor has executed this instrument this 26th day of August, 1987; 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 FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

THE FEDERAL LAND BANK OF SPOKANE,

A CORPORATION

BY: Michael J. Chase

STATE OF OREGON, } ss.
County of _____, 19_____

STATE OF OREGON, County of Klamath, 1987

Personally appeared Michael J. Chase and _____ who, being duly sworn,

Personally appeared the above named _____

each for himself and not one for the other, did say that the former is the senior credit officer president and that the latter is the secretary of The Federal Land Bank of Spokane, a corporation,

and acknowledged the foregoing instrument to be _____ voluntary act and deed.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors, and each of them acknowledged said instrument to be its voluntary act and deed.

Belore me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

Belore me:
Susan C. Cuel Notary Public for Oregon
My commission expires: 6-21-88 (If executed by a corporation, affix corporate seal)

NORTHWEST FARM CREDIT SERVICES, ACA
SUCCESSOR IN INTEREST TO THE FEDERAL LAND BANK OF SPOKANE, PO BOX 148, KLAMATH FALLS, OR 97601

GRANTOR'S NAME AND ADDRESS
JAMES T. & JUDITH M. SHUGRUE
7150 BUNN RD
BONANZA, OR 97623

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. & Mrs. James T. Shugrue
7150 BUNN RD
BONANZA, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Mr. & Mrs. James T. Shugrue
7150 BUNN RD
BONANZA, OR 97623

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 1st day of April, 19 98 at 1:11 o'clock P.M., and recorded in book/reel/volume No. M98 on page 10558 or as fee/title/instrument/microfilm/reception No. 55642, Record of Deeds of said county.

Witness my hand and seal of County official.

Bernetha G. Letsch, Co. Clerk
NAME TITLE
By Kathleen Ross Deputy

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00

30-26