

76796

99 MAR 23 AM 28 Vol. 1999 Page 10280

Larry Shipman c/o Alex. & LaRena Camaille  
1030 Bismark St  
KLAMATH Falls, OR 97601

Art & Kelly Alaniz  
1020 Bismark  
Klamath Falls, OR 97601

ALL RECORDING, RETURN TO (Name, Address, Zip)  
SAME AS BELOW

ALL RECORDING, RETURN TO (Name, Address, Zip)  
ART & KELLY ALANIZ  
1020 BISMARCK  
KLAMATH FALLS, OR 97601

STATE OF OREGON,  
County of \_\_\_\_\_ } ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_ Record of Deeds of said County. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
By \_\_\_\_\_, Deputy

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Larry Shipman, Alex & LaRena Camaille hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Art & Kelly Alaniz

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:  
A parcel of land located in the SW 1/4 SW 1/4 of Section 19, T.38S., R.9E., W.M., KLAMATH County, Oregon being a portion of a 30.00 foot wide vacated alley in the First Addition to Buena Vista Addition to the City of KLAMATH Falls, Oregon and being more particularly described as follows:  
Beginning at the southwesterly corner of Lot 2, Block 2, Shippington Addition to the City of Klamath Falls,; said point being on the northerly line of a vacated alley in the First Addition to Buena Vista Addition to the City of KLAMATH Falls,; thence at right angles to said alley S13 30'W 30.00 feet to the southerly right-of-way line of said alley; thence along said southerly line S76 30'E 22.66 feet, more or less, to the easterly right-of-way line of Bly Street; thence N15 27'W 34.28 feet, more or less, to the southerly line of LOT 2, Block 2, Shippington Addition, thence N15 27'W 34.28 feet, more or less, to the southerly line of Lot 2, Block 2, Shippington Addition; thence N76 30'W 6.05 feet, more or less, to the point of beginning

(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):  
As these properties exist today they are non-buildable.  
Per ORS 92.060.

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 \$\_\_\_\_\_. 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 CRS 93.030)

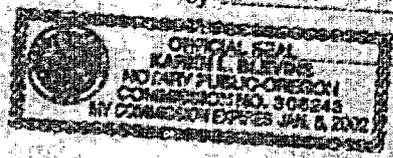
In construing this deed, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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 30.030.

Alex Camaille  
LaRena Camaille  
Larry Shipman

STATE OF OREGON, County of Klamath  
This instrument was acknowledged before me on March 4, 1999,  
by Alex & Larena Camaille  
This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,  
by \_\_\_\_\_



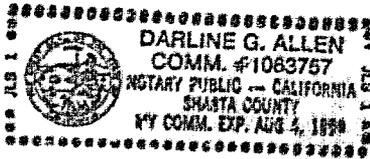
Karen L. Blum  
Notary Public for Oregon  
My commission expires January 8, 2002

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

10281

State of California  
County of Shasta  
On 3-12-99 before me, Darline G. Allen  
personally appeared Larry Skjinner  
Name and Title of Officer (e.g., "Jane Co. Notary Public")  
Name(s) of Signer(s)

personally known to me - OR -  I approved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Darline G. Allen  
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and attachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: \_\_\_\_\_ Number of Pages: 1

Signer(s) Other Than Named Above: Old Council & La Ross Council

Capacity(ies) Claimed by Signer(s)

Signer's Name: Larry Skjinner

- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: Self



Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer  
Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



STATE OF OREGON - COUNTY OF CLATSOP

Filed for record at request of \_\_\_\_\_ the 23rd day  
of March A.D. 1999 at 11:28 o'clock A.M. and duly recorded in Vol. M99  
of Deeds on Page 10280

FEE \$25.00

Linda Smith, County Clerk  
by Kathleen Ross