

1999 JUN 23 AM 11:16



Vol M99 Page 24635

WARRANTY DEED

ASPEN TITLE ESCROW NO. 01049540

AFTER RECORDING RETURN TO:

JUDY L. ERICKSON

P.O. Box 34  
Sprague River, OR 97624

State of Oregon, County of Klamath  
Recorded 6/23/99, at 11:16 a.m.

In Vol. M99 Page 24635

Linda Smith,

County Clerk

Fee \$ 30 - RR

UNTIL A CHANGE IS REQUESTED ALL TAX  
STATEMENTS TO THE FOLLOWING ADDRESS:  
SAME AS ABOVE

DONALD R. SHEWMAKER, SR. and BESSIE SHEWMAKER, TRUSTEES WITH  
RIGHT OF SURVIVORSHIP OF THE DONALD R. SHEWMAKER, SR. AND  
BESSIE SHEWMAKER REVOCABLE LIVING TRUST DATED SEPT. 3, 1992,  
hereinafter called GRANTOR(S), convey(s) and warrants to JUDY  
L. ERICKSON, hereinafter called GRANTEE(S), all that real  
property situated in the County of Klamath, State of Oregon,  
described as:

Lots 28 and 29 in Block 53 of FIRST ADDITION TO KLAMATH FOREST  
ESTATES, in the County of Klamath, State of Oregon.

Code 229, Map 3510-34A0, Tax Lots 3400 and 3500

"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 30.390."

and covenant(s) that grantor is the owner of the above described  
property free of all encumbrances except covenants, conditions,  
restrictions, reservations, rights, rights of way and easements  
of record, if any, and apparent upon the land, contracts and/or  
liens for irrigation and/or drainage,

and will warrant and defend the same against all persons who may  
lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is  
\$144,000.00.

In construing this deed and where the context so requires, the  
singular includes the plural.

IN WITNESS WHEREOF, the grantor has executed this instrument  
this 17th day of June, 1999.

DONALD R. SHEWMAKER, SR. and BESSIE SHEWMAKER, TRUSTEES WITH  
RIGHT OF SURVIVORSHIP OF THE DONALD R. SHEWMAKER, SR. AND  
BESSIE SHEWMAKER REVOCABLE LIVING TRUST DATED SEPT. 3, 1992,

BY: Donald R. Shewmaker SR  
DONALD R. SHEWMAKER, SR., TRUSTEE

BY: Bessie Shewmaker Trustee  
BESSIE SHEWMAKER, TRUSTEE

x Donald R. Shewmaker SR  
DONALD R. SHEWMAKER, SR.

Bessie Shewmaker  
BESSIE SHEWMAKER

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 21st  
day of June, 1999, by Donald R. Shewmaker, Sr. and Bessie  
Shewmaker, both as Trustees of the Donald R. Shewmaker, Sr. And  
Bessie Shewmaker Revocable Living Trust Dated Sept. 3, 1992,  
and individually.

Before me:

Pam Barnett  
Notary Public for Oregon

