



THIS SPACE RESERVED FOR RECORDER'S USE  
MTL 57699-TM

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After recording return to:

JOANNE M. SHAWVER

5700 UPLAND DRIVE

KLAMATH FALLS, OR 97603

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

JOANNE M. SHAWVER

5700 UPLAND DRIVE

KLAMATH FALLS, OR 97603

Escrow No. MT57699-TM

Title No. \_\_\_\_\_

State of Oregon, County of Klamath

Recorded 07/31/2002 2:55 p m.

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Linda Smith, County Clerk

Fee \$ 26.00 # of Pgs 2

## WARRANTY DEED

'02 JUL 31 PM2:55

GLEN J. MCGUIRE and PATRICIA J. MCGUIRE, as tenants by the entirety,  
Grantor(s) hereby grant, bargain, sell, warrant and convey to:  
JOANNE M. SHAWVER and TIMOTHY R. SHAWVER, as tenants by the entirety  
Grantee(s) and grantee's heirs, successors and assigns the following described  
real property, free of encumbrances except as specifically set forth herein in  
the County of **KLAMATH** and State of Oregon, to wit:



SEE EXHIBIT A WHICH IS MADE A PART HEREOF BY THIS REFERENCE  
KEY#873664 3809-035AA-09200

SUBJECT TO: all those items of record and those apparent upon the land, if  
any, as of the date of this deed and those shown below, if any:  
and the 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 for this conveyance is \$ 235,000.00.

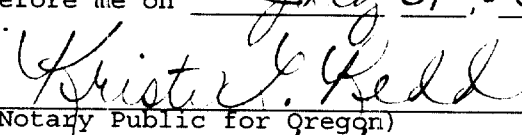
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT  
IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY  
SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY  
APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST  
PRACTICES AS DEFINED IN ORS 30.930.

Dated this 31<sup>st</sup> day of July, 2002.

  
GLEN J. MCGUIRE  
  
PATRICIA J. MCGUIRE

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on July 31, 2002 by GLEN  
J. MCGUIRE AND PATRICIA J. MCGUIRE.

  
(Notary Public for Oregon)

My commission expires 11/16/2003



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 31 in Block 10 of TRACT 1270 FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and that portion of Lot 32 of said Block 10, TRACT 1270 FIFTH ADDITION TO NORTH HILLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 32; thence South 14 degrees 34' 20" West 123.35 feet to the angle point on the Southerly line of said Lot 32; thence South 71 degrees 42' 07" East 29.89 feet to the Southeasterly corner of said Lot 32; thence North 01 degrees 10' 49" East 128.80 feet to the point of beginning.