

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



*Marylyn H. Sheppard*  
*31855 Modoc Point Rd*  
*Chiloquin, OR 97624*  
 Grantor's Name and Address  
*Steven L. Sheppard - Rande J. Sheppard*  
*31855 Modoc Point Rd*  
*Chiloquin, OR 97624*  
 Grantee's Name and Address

2009-012793

Klamath County, Oregon



00073275200900127930010012

SPACE RESE  
FOR  
RECORDE

09/28/2009 03:01:12 PM

Fee: \$37.00

After recording, return to (Name, Address, Zip):

*Marylyn H. Sheppard*  
*31855 Modoc Point Rd*  
*Chiloquin, OR 97624*

Until requested otherwise, send all tax statements to (Name, Address, Zip):

*Marylyn H. Sheppard*  
*31855 Modoc Point Rd*  
*Chiloquin, OR 97624*

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that *Marylyn H. Sheppard*

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by *Marylyn H. Sheppard, Steven L. Sheppard, Rande J. Sheppard with the rights of survivorship*, 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:

*Government lots 19, 22, 27, & 30 of Section 32, Township 35 South Range 1 East of the Willamette Meridian, Klamath County, Oregon. Subject to: Contracts, Leases, Assessments, Rules & Regulations for Irrigation and Drainage, and Reservations, Restrictions, Easements and Rights of way of record, and those apparent on the land*

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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):

\_\_\_\_\_, and that 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 \$ *0*. 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 ORS 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 on *Sept. 28, 2009*; 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

STATE OF OREGON, County of *Klamath*

This instrument was acknowledged before me on *Sept. 28, 2009*, by *MARYLYN H. SHEPPARD*

This instrument was acknowledged before me on \_\_\_\_\_, by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Notary Public for Oregon

My commission expires *March 13, 2010*