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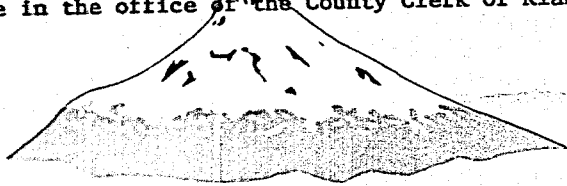
WARRANTY DEED  
MTC-18040

Vol M87 Page 11765

KNOW ALL MEN BY THESE PRESENTS, That HAROLD M. SCHMELZ and VIRGINIA D. SCHMELZ

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by  
JAMES P. MIDDLEBROOKS and GLORIA M. MIDDLEBROOKS, 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 ap-  
pertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 5 in Block 5 of Tract No. 1016, known as GREEN ACRES, according to the official  
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.



## MOUNTAIN TITLE COMPANY

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."

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 except those  
apparent upon the land as of the date of this conveyance.

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 \$ 55,000.00  
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 ①, 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 to individuals.

In Witness Whereof, the grantor has executed this instrument this 30th day of June, 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.

(If executed by a corporation,  
affix corporate seal)

Harold M. Schmeltz  
Harold M. Schmeltz

Virginia D. Schmeltz

STATE OF OREGON,

County of Klamath

June 30, 1987

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

Personally appeared \_\_\_\_\_ and

\_\_\_\_\_ who, being duly sworn,  
each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

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 be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires: 9/29/89

Notary Public for Oregon

My commission expires:

Harold M. & Virginia D. Schmeltz

GRANTOR'S NAME AND ADDRESS

James P. & Gloria M. Middlebrooks

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal  
2943 So. 6th St.  
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

(Until a change is requested all tax statements shall be sent to the following address.)

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instru-  
ment was received for record on the  
6th day of July, 1987,  
at 2:23 o'clock PM., and recorded  
in book M87 on page 11765 or as  
file/reel number 76534.

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pam Smith Deputy

Fee: \$10.00