

76534

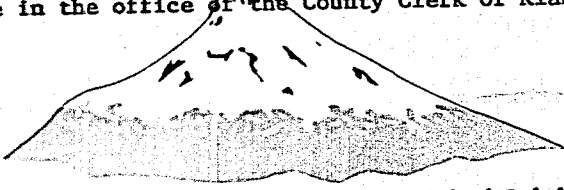
WARRANTY DEED
MTC-18040

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 appertaining, 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 ©, 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. Schmelz
Virginia D. Schmelz

STATE OF OREGON,)
County of Klamath) ss.
June 30, 1987

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

Personally appeared the above named Harold M. Schmelz and Virginia D. Schmelz

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

acknowledged the foregoing instrument to be their 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. Schmelz
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
Same as above

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument 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

MOUNTAIN TITLE COMPANY

MOUNTAIN TITLE COMPANY