

OK

36269

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bill W. Middlebrooks and Tracey R. Middlebrooks, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill Bruce, 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 51, Block 81, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 all those of record and those apparent to the land as of the date of this deed

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 \$ 1000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which): (The sentence between the symbols @, if not applicable, should be deleted. See ORS 91.050.)

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 12th day of March, 1991; 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.

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.

Bill W. Middlebrooks

Tracey R. Middlebrooks

STATE OF OREGON,

County of Klamath

March 12, 1991

STATE OF OREGON, County of

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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

a corporation, 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.

Before me:

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires: Aug 24, 1993

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Bill W. and Tracey R. Middlebrooks

P.O. Box 552

Malin, OR 97632

GRANTOR'S NAME AND ADDRESS

Bill Bruce

Rt. 1 Box 704

Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Bill Bruce

Rt. 1 Box 704

Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Bill Bruce

Rt. 1 Box 704

Bonanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 18th day of Oct., 1991, at 12:28 o'clock P.M., and recorded in book/reel/volume No. M91 on page 21850 or as fee/file/instrument/microfilm/reception No. 36269, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk

NAME

TITLE

Fee \$28.00

By Pauline Middlebrooks Deputy28.00  
ex.