

NL 48852

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Ronald Leroy Poole and Patricia Ann Poole

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James F. Staats and Cathy R. Staats, husband and wife
hereinafter called the 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:
Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 21: A portion of Government Lot 8, described as follows:

Beginning at the Southeast corner of said Government Lot 8; thence West along the South line of said Lot 8 a distance of 400 feet; thence North and parallel to the East line of said Lot 8, a distance of 845 feet, more or less, to a point on the South line of the first tract as described in deed to The United States of America recorded in Book 34 at page 455; thence North 86 degrees 24' East along said United States property line a distance of 400 feet, more or less, to the East line of said Lot 8; thence South along the East line of said Lot 8 to the point of beginning.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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 those of record and those apparent upon the land, if any, as of the date of this deed, and taxes for the fiscal year 1992-1993, a lien not yet due and payable

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 \$ 122,000.00
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, 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 this 12th day of July, 1992; if a corporate grantor, 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.

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.

Ronald Leroy Poole
Ronald Leroy Poole

Patricia Ann Poole
Patricia Ann Poole

WASHINGTON
STATE OF OREGON, County of Spokane ss.
This instrument was acknowledged before me on 25 July, 1992,
by Patricia Ann Poole,
This instrument was acknowledged before me on _____, 19____,
by _____,
as _____,
of _____.

Kristina Sherman
Notary Public for Oregon
My commission expires 9/29/93

Ronald Leroy Poole
Patricia Ann Poole

Grantor's Name and Address

James F. and Cathy R. Staats
10861 Crystal Springs Rd.
Klamath Falls, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
Klamath First Federal Savings & Loan
540 Main St.
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ and/or as fee/file/instrument/microfilm/reception No. _____.
Record of Deeds of said County.
Witness my hand and seal of County affixed.

By _____, Deputy.

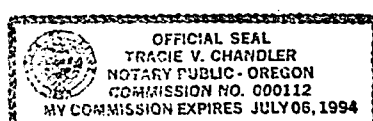
17997

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON

County of Klamath ss.BE IT REMEMBERED, That on this 13th day of August, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named RONALD LEROY POOLEknown to me to be the identical individual described in and who executed the within instrument and acknowledged to me that HE executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Tracie V. Chandler
Notary Public for Oregon. 7-11-94
My Commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 13th day
of Aug. A.D., 19 92 at 9:01 o'clock A M., and duly recorded in Vol. M92
of Deeds on Page 17996By Evelyn Biehn County Clerk

FEE \$35.00