

OK 52486

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Frank Buck

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill W. Middlebrooks and Tracey R. Middlebrooks, husband and wife, 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 14, Block 61, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, 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 \$3000.00

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 11th day of September, 1992; if a corporate grantor, it has caused its name to be signed and its seal 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.

X Frank Buck

STATE OF OREGON, County of Santa Barbara ss.

This instrument was acknowledged before me on September 23, 1992, by Frank Buck

This instrument was acknowledged before me on _____, 19____, by _____ as _____ of _____



NIKOLAY G. ALTANKOV
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SANTA BARBARA COUNTY
My Commission Exp. Sept. 21, 1994

My commission expires _____
Notary Public for California

Frank Buck
1678 A Eucalyptus Drive
Solvang, CA 93463
GRANTOR'S NAME AND ADDRESS

Bill and Tracey Middlebrooks
P.O. Box 95
Merrill, OR 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:

Bill and Tracey Middlebrooks
P.O. Box 95
Merrill, OR 97633
NAME, ADDRESS, ZIP

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

Bill and Tracey Middlebrooks
P.O. Box 95
Merrill, OR 97633
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of Oct, 1992, at 11:46 o'clock A.M., and recorded in book/reel/volume No. M92 on page 24408 or as fee/file/instrument/microfilm/reception No. 52486, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk.
NAME TITLE

By Debra M. Middlebrooks Deputy

Fee \$30.00