

53207

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Leonard Vollrath and Emma Vollrath hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill Middlebrooks and Tracey 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 21, Block 40, 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 \$124.05

However, if the total consideration consists of or includes other property or value given or promised which is part of the consideration, (indicate which). (The sentence between the symbols < > if not applicable, should be deleted. See ORS 89.030.)

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 22nd day of October, 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 Leonard H. Vollrath  
(Leonard Vollrath)

X Emma E. Vollrath  
(Emma Vollrath)

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on Oct 29, 1992 by Leonard & Emma Vollrath

This instrument was acknowledged before me on Oct 29, 1992 by Cynthia J. Glover as Notary Public

Cynthia J. Glover  
CYNTHIA J. GLOVER  
NOTARY PUBLIC - OREGON  
My Commission Expires 6-8-93

Notary Public for Oregon

My commission expires

Leonard and Emma Vollrath  
3216 Century Way  
Medford, OR 97504

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

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 2nd day of Nov., 1992, at 11:15 o'clock A.M., and recorded in book/reel/volume No. N92 on page 25800 or as fee/file/instrument/microfilm/reception No. 53207, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Pauline M. Mendenhall Deputy

Fee \$30.00

3000