

60472

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bertha Fordham

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 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:

Lot 24, Block 49, 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 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 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 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 \$ 2500.00

However, the actual consideration consists of the sum of \$2500.00, which is the value of the property as determined by the assessor of the County of Klamath, Oregon, for the year 1993.

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 8th day of March, 1993; 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.

Bertha Fordham

STATE OF OREGON, County of San Diego

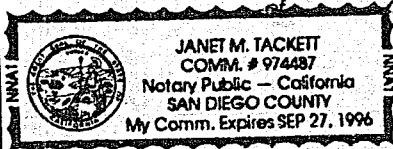
This instrument was acknowledged before me on 3/11, 1993,

by Bertha Fordham

This instrument was acknowledged before me on , 19 ,

by

as



My commission expires 9/27/96

Notary Public for Oregon

Mrs. Bertha Fordham
1348 Nashville Street
San Diego, CA 92110

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 (Name, Address, Zip):

Bill and Tracey Middlebrooks

P.O. Box 95

Merrill, OR 97633

Until requested otherwise send all tax statements to (Name, Address, Zip):

Bill and Tracey Middlebrooks

P.O. Box 95

Merrill, OR 97633

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 26th day of April, 1993, at 9:05 o'clock A.M., and recorded in book/reel/volume No. M93 on page 8776 and/or as fee/file/instrument/microfilm/reception No. 60472, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Evelyn Biehn, Deputy

Fee \$30.00