

61232

WARRANTY DEED

Vol. 93 Page 10358

KNOW ALL MEN BY THESE PRESENTS, That William H. Sears

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 12, Block 52, 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 \$3000.00  
~~However, the actual 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 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 9th day of April, 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.

William H. Sears

STATE OF OREGON, County of ) ss.

This instrument was acknowledged before me on , 19 , by

This instrument was acknowledged before me on , 19 , by

as

of

Notary Public for Oregon

My commission expires

William H. Sears  
 718 Sycamore Ave. Space 184  
 Vista, CA 92083

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 ) ss.

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.

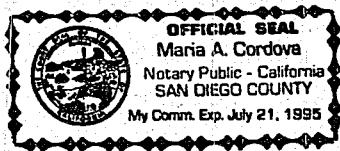
NAME TITLE  
 By , Deputy.

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5193

State of CALIFORNIACounty of San DiegoOn APRIL 18, 1993 before me, MARIA A. CORDOVA  
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"personally appeared William H. Sears  
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Maria A. Cordova  
SIGNATURE OF NOTARY

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

☒ INDIVIDUAL  
☐ CORPORATE OFFICER(S)

TITLE(S)  
☐ PARTNER(S) ☐ LIMITED  
☐ GENERAL  
☐ ATTORNEY-IN-FACT  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER: \_\_\_\_\_

## SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

## OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT WARRANTY DEEDNUMBER OF PAGES ONE DATE OF DOCUMENT \_\_\_\_\_SIGNER(S) OTHER THAN NAMED ABOVE NONE

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 10th day  
of May A.D., 19 93 at 11:43 o'clock A M., and duly recorded in Vol. M93,  
of \_\_\_\_\_ Deeds on Page 10358

Evelyn Biehn - County Clerk

By Dorene Nickerson

FEE \$35.00