

NL

62030

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Andrew F. Curtright and Ermil I. Curtright, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James D. Melton and Mary B. Melton, 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 Two (2), Block Fifteen (15), First addition to River Pine Estates, according to the official plat thereof on file with the County Clerk of Klamath County and Subject to the building and Use Restrictions appurtenant thereto and on file in Volume M-67 at page 3386 Deed Records.

(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: Covenants, Conditions, Restrictions, Reservations, Rights, Rights of way and Easements now of Record, if any.

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 \$12,000.00

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 14 day of May, 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.

Ermil Curtright  
Andy Curtright

STATE OF OREGON, County of DOUGLAS ) ss.

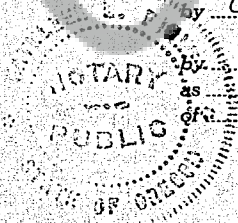
This instrument was acknowledged before me on

May 14, 1993

by Ermil Curtright & Andy Curtright

This instrument was acknowledged before me on

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Kathleen B. Fries

Notary Public for Oregon

My commission expires 09-02-93

Mr. & Mrs. Andrew F. Curtright  
Rt. 1 Box 120

Yoncalla, Oregon 97499

Grantor's Name and Address

Mr. & Mrs. James D. Melton

P.O. Box 2186

Winston, Oregon 97496

Grantee's Name and Address

After recording return to (Name, Address, Zip):

James D. Melton

P.O. Box 2186

Winston, Oregon 97496

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

James D. Melton

P.O. Box 2186

Winston, Oregon 97496

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 May, 1993, at 10:31 o'clock A.M., and recorded in book/reel/volume No. M93 on page 11931 and/or as fee/tile/instrument/microfilm/reception No. 62030, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By Annette Mueller Deputy.

Fees: \$30.00

CA  
30.00