

NL

66582

## WARRANTY DEED

C.R.

KNOW ALL MEN BY THESE PRESENTS, That Larry M. Hart and Roxanne B. Hart,  
 husband and wife

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:

Lots 5 & 6, 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 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 \$ 7,500.00

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 93.050.)

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 7th day of August, 19 93,  
 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 DE-  
 SCRIBED 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.

Larry M. Hart  
 Larry M. Hart

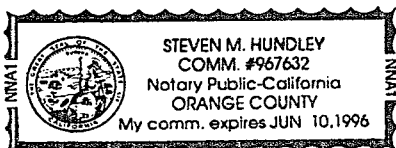
Roxanne B. Hart  
 Roxanne B. Hart

RIGHT THUMBPRINT (OPTIONAL)

TOP OF THUMB HERE

STATE OF CALIFORNIACOUNTY OF ORANGE

SS.



(Seal)

ACKNOWLEDGMENT—All Purpose with Fingerprint—Wolcotts Form 63238—Rev 12-92  
 ©1992 WOLCOTTS FORMS, INC. (Price class 8-2)

On AUGUST 17, 1993 before me, STEVEN M. HUNDLEY  
 (Name, title of officer—i.e., "Jane Doe, Notary Public")

NOTARY PUBLIC  
 personally appeared LARRY M. & ROXANNE B. HART

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.

STATE OF OREGON.

County of Klamath

SS.

Filed for record at request of:

on this 20th day of Aug. A.D. 19 93  
 at 11:28 o'clock A.M. and duly recorded  
 in Vol. M93 of Deeds Page 20884.  
 Evelyn Biehn County Clerk  
 By Dawn M. Mucic Deputy.

Fee, \$30.00

## Grantor'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

RECORD