

68078

WARRANTY DEED

Volume 93 Page 23680

KNOW ALL MEN BY THESE PRESENTS, That

ERIC H. SPIESS & MELADEE DODDS DBA M&E ENTERPRISES OF GALT hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

SHANNA WILLIAMS, A SINGLE WOMAN 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 1, TRACT NO. 1096 AMERICANA IN THE COUNTY OF
 KLAMATH, STATE OF OREGON.
 CODE 218 MAP 3909-14 DA-5200
 5673 Americana Ave.
 Klamath Falls, 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

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 \$81,500.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of July, 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.

ERIC H. SPIESS

MELADEE DODDS

STATE OF OREGON, County of) ss.

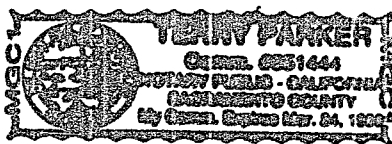
This instrument was acknowledged before me on 19

by

This instrument was acknowledged before me on 19

by

as



My commission expires May 24, 1996

ERIC H. SPIESS/MELADEE DODDS

620 MYRTLE AVE

GALT, CALIF, 95632

Grantor's Name and Address

SHANNA WILLIAMS

3810 SO. 6th ST

KLAMATH FALLS, OREGON, 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip)

Shanna Williams

3810 SO 6th St

Klamath Falls OR 97603

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

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 14th day of Sept., 1993 at 2:04 o'clock P.M., and recorded in book/reel/volume No. M93 on page 23680 and or as fee/file/instrument/microfilm/reception No. 68078, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Deputy

Fee \$30.00