

NL 68132

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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Bill Middlebrooks and Tracey Middlebrooks, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Jason Czajkowski

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 53, 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 \$1428.57

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$1428.57. If the actual consideration paid for this transfer is other than that stated in the above paragraph, the grantor shall execute a separate deed to correct the error. The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.059.

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 18th day of August, 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.

Bill Middlebrooks

Tracey Middlebrooks

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on August 19, 1993,

by Bill Middlebrooks and Tracey Middlebrooks, 1993,

as husband and wife of Klamath County, Oregon



My commission expires

Thy 6, 1996

Bill and Tracey Middlebrooks  
P.O. Box 95  
Merrill, OR 97633

Grantor's Name and Address

Jason Czajkowski  
23671 Meandering Creek Drive  
Diamond Bar, CA 91765

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Jason Czajkowski  
23671 Meandering Creek Drive  
Diamond Bar, CA 91765

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Jason Czajkowski  
23671 Meandering Creek Drive  
Diamond Bar, CA 91765

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 15th day of Sept., 1993, at 11:29 o'clock A.M., and recorded in book reel volume No. N93 on page 23761 and/or as fee file/instrument/microfilm/reception No. 68132, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee \$30.00