

NL 70222

WARRANTY DEED

Vol. M93 Page 27966

KNOW ALL MEN BY THESE PRESENTS, That Bruce Deane

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 1, Block 134, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT No. 4, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

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

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 23rd 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.

X Bruce Deane
BRUCE DEANE

NOTARY ACKNOWLEDGMENT

State of California

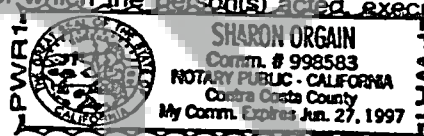
County of Contra Costa

On 1 Sept 93 before me, Sharon M. Orgain (here insert name) Notary Public, personally appeared Bruce E. Deane, personally known to me (or proved acknowledged to me all 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.

Signature Sharon M. Orgain

(Seal)



CAPACITY CLAIMED BY SIGNER			SIGNER REPRESENTING
<input checked="" type="checkbox"/> INDIVIDUAL(S)	<input type="checkbox"/> PARTNER(S)	<input type="checkbox"/> GUARDIAN/CONSERVATOR	NAME OF PERSON(S) OR ENTITY(IES)
<input type="checkbox"/> CORPORATE OFFICER(S)	<input type="checkbox"/> ATTORNEY IN FACT	<input type="checkbox"/> OTHER	
	<input type="checkbox"/> TRUSTEE(S)		
	<input type="checkbox"/> SUBSCRIBING WITNESS		

of Warranty Deed

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED HEREIN:

Document Title or Type Warranty Deed

Number of Pages: 1

Document Date: 23 Aug '93

STATE OF OREGON: COUNTY OF KLAMATH: Sinner(s) other than named above: _____

Filed for record at request of Middlebrooks of Oct A.D., 19 93 at 1:40 o'clock P M., and duly recorded in Vol. M93 of Deeds on Page 27966

FEE \$30.00

Return & Taxes: Middlebrooks, Box 95
Merrill, Or. 97633

Evelyn Biehn - County Clerk

By Douglas Middlebrooks