

NL

70261

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Craig A. Preston and Barbara F. Preston, husband and wife, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Carleton and Julieanna Preston, husband and wife, as tenants by the entirety 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 37, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 2, as recorded in Klamath County, Oregon, and also subject to all conditions, restrictions, reservations, easements, exceptions, rights and/or rights of way affecting said property.

(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 \$10.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 20th day of October, 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.

VIRGINIA

STATE OF OREGON, County of Fairfax) ss.

This instrument was acknowledged before me on October 20, 1993,

by Craig A. Preston and Barbara F. Preston

This instrument was acknowledged before me on 19

by

as

of

Craig A. Preston
Barbara F. Preston

Notary Public for Oregon

My commission expires November 20, 1993

Mr. and Mrs. Craig Preston
9601 Burke Lake Road, P.O. Box 276
Burke, VA 22009-0276

Mr. David Carleton, Ms. Julieanna Preston
224 N. Maple Street
Ames, Iowa 50010

After recording return to (Name, Address, Zip): Mr. Arnold Cowles, Rinaldi & Arnold, Ltd.
10521 Judicial Drive, Suite 204
Fairfax, VA 22030

Until requested otherwise send all tax statements to (Name, Address, Zip):
Mr. David Carleton, Ms. Julieanna Preston
224 N. Maple Street
Ames, Iowa 50010

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 Oct, 1993, at 9:46 o'clock A.M., and recorded in book/reel/volume No. M93 on page 28040 and/or as fee/file/instrument/microfilm/reception No. 70261, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By [Signature] Deputy.

Fee \$30.00