FORM No. 633—WARRANTY DEED (Individual or Corporate). 02-22-94P02:10 RCVD COPYRIGHT 1992 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Jimmy Broadway

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill Middlebrooks

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 33, Block 33, 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 $ 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).* ①*(The sentence between the symbols①, 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 3rd *day of* January, *19*94*; 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 Jimmy Broadway

Jimmy Broadway

STATE OF ~~*OREGON*~~ Georgia, *County of* Carroll) ss.

This instrument was acknowledged before me on Jan 14, *19*94,

by

This instrument was acknowledged before me on ....., *19*.....,

by

as

of

Notary Public for ~~*Oregon*~~

My commission expires Notary Public, Carroll County, Georgia My Commission Expires March 22, 1996

Jimmy Broadway
P.O. Box 142
Bellevue, ID 83313
Grantor's Name and Address

Bill Middlebrooks
P.O. Box 95
Merrill, OR 97633
Grantee's Name and Address

After recording return to (Name, Address, Zip):
Bill Middlebrooks
P.O. Box 95
Merrill, OR 97633

Until requested otherwise send all tax statements to (Name, Address, Zip):
Bill Middlebrooks
P.O. Box 95
Merrill, OR 97633

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 22nd *day of* Feb, *19*94, *at* 2:10 *o'clock* P.M., *and recorded in book/reel/volume No.* M94 *on page* 5793 *and/or as fee/file/instrument/microfilm/reception No.* 76544, *Record of Deeds of said County.*

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Darlene Mattinsdotter *Deputy.*

Fee $30.00

30.00