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77563

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Larsons Appliance Company, Inc., an Oregon corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill W. 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 7 Block 25, 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 \$ 2280.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 2280.00. (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 7th day of February, 1994; 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.

Larsons Appliance Company, Inc.

By: Dick E. Stitt, Vice President

STATE OF OREGON, County of Jackson ss.

This instrument was acknowledged before me on February 16, 1994

by Dick E. Stitt

as Vice President of Larsons Appliance Company, Inc.



Kandice Oliver, Notary Public for Oregon, My commission expires 2/26/95

Larsons Appliance Company, P.O. Box 1748, Medford, OR 97501

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

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

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

Until requested otherwise send all tax statements to (Name, Address, Zip): Bill W. 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 15th day of March, 1994, at 2:45 o'clock P.M., and recorded in book/reel/volume No. M94 on page 7882 and/or as fee/file/instrument/microfilm/reception No. 77563, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By: Annette C. Mueller, Deputy

Fees: \$30.00

Handwritten initials 'OK' and a date '3/20/94'.