

NA 80333

05-03-94A09:30 RCVD

## WARRANTY DEED

Vol. m94 Page 13801

KNOW ALL MEN BY THESE PRESENTS, That Michael E. Long

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Benjamin C. Castro

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 57, Block 32, Klamath Falls Forest Estates, Highway 66,  
Flat 2, Klamath County Oregon

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

(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

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 tract of land is \$1000.00.

Witness my hand and seal this 1st day of January, 1901.

\_\_\_\_\_  
 J. M. Smith, Grantor

\_\_\_\_\_  
 J. M. Smith, Attorney-in-Fact

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,500.00 .....  
 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 shall be construed to include the plural, and vice versa.

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 26 day of April, 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 AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS. 90.030.

Michael E. Long

STATE OF OREGON, County of Washington ) ss.  
This instrument was acknowledged before me on April 26, 1994  
by Michael E. Long

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_  
by \_\_\_\_\_  
as \_\_\_\_\_  
of \_\_\_\_\_



OFFICIAL SEAL  
CHERYL SHELTON  
NOTARY PUBLIC - OREGON  
COMMISSION NO.032310  
COMMISSION EXPIRES FEB. 23, 1993

Cheryl Shelton

My commission expires 2-23-98 Notary Public for Oregon

Michael E. Long  
21065 N.W. Kay Rd.  
Hillsboro OR 97124

Grantor's Name and Address  
Benjamin C Castro  
PO Box 1263  
Placentia CA 92670  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Michael E. Long  
21065 N.W. Kay Rd.  
Hillsboro OR 97124

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Benjamin C. Castro  
PO Box 1263  
Placentia CA 92670

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 3rd day of May, 1994, at 9:30 o'clock A.M., and recorded in book/reel/volume No. M94 on page 13801 and/or as fee/file/instrument/microfilm/reception No. 80333, Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk

By Paulene Millender Deputy.

Fee \$30.00