

MOUNTAIN TITLE COMPANY of JACKSON COUNTY

80845

05-11-94P01:53 RCVD

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOHN WILLIAM STEELY, III

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by JOHN W. BRATTON, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

The N 1/2 SE 1/4 of Section 17, Township 36 South, Range 13, East of the Willamette Meridian, Klamath County, Oregon.

MOUNTAIN TITLE COMPANY of JACKSON COUNTY

(IF SPACE SUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

*AND WHICH LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN O.R.S. 30.930 IN ALL ZONES

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said 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 reservations and restrictions of record

and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 17,500.00

However, the actual consideration consists of or includes other property or value given or promised which is ^{the whole} ~~part of the~~ consideration (indicate which). § (The sentence between the symbols §, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 2nd day of MAY, 19 94; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto 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 lawsuit against farming of forest practices as defined in ORS 30.930

(If the signer of the above is a corporation, use the form of acknowledgment opposite.)

STATE OF OREGON,

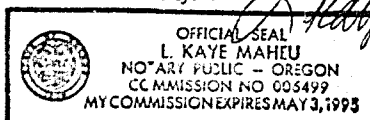
County of Jackson

ss.

This instrument was acknowledged before me on

MAY 2nd, 19 94, by JOHN WILLIAM STEELY, III

Before me:



STEELY

GRANTOR'S NAME

BRATTON

GRANTEE'S NAME

After recording return to:

MOUNTAIN TITLE COMPANY OF JACKSON COUNTY
1459 E. McAndrews Road
Medford, Oregon 97504

Until a change is requested all tax statements shall be sent to the following address:

JOHN W. BRATTON
2075 KNOWLES ROAD
MEDFORD, OR 97501

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____

ss.

This instrument was acknowledged before me on _____, 19 _____, by _____

as _____ of _____

Before me:

STATE OF OREGON,
County of Klamath

ss.

Filed for record at request of:

Mountain Title Co

on this 11th day of May A.D., 19 94
at 1:53 o'clock P.M. and duly recorded
in Vol. M94 of Deeds Page 14887

Evelyn Biehn County Clerk

By Pauline Mullendore

Deputy.

Fee. \$30.00