

82958

06-17-94A09:48 RCVD WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Michael E. Long

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

Michael Maksimovic

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 3, BLOCK 8, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT (UNIT) 1

(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 \$7,500.00

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 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 June, 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 30.930.

Michael E. Long

STATE OF OREGON, County of Washington, ss.

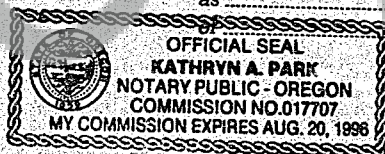
This instrument was acknowledged before me on June 7th, 1994,

by Michael E. Long

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

by _____,

as _____,



Kathryn A. Park

Notary Public for Oregon

My commission expires August 20, 1994

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

Grantor's Name and Address

Michael Maksimovic
P.O. Box 300261
Escondido CA 92030

Grantee's Name and Address

After recording return to (Name, Address, Zip):
Michael Maksimovic
P.O. Box 300261
Escondido CA 92030

Until requested otherwise send all tax statements to (Name, Address, Zip):
Michael Maksimovic
P.O. Box 300261
Escondido CA 92030

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 17th day of June, 1994, at 9:48 o'clock A.M., and recorded in book/reel/volume No. M94 on page 19083 and/or as fee/file/instrument/microfilm/reception No. 82958, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By [Signature] Deputy.