

NL **83944** 07-08-94A 0:00 RCVD
KNOW ALL MEN BY THESE PRESENTS

WARRANTY DEED
That **Dana Duncan and Katheryn Duncan**

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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 9, Block 61, 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 **\$2950.00**
~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration indicated hereby. (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**, 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.

Dana Duncan
Katheryn Duncan

STATE OF OREGON, County of **Klamath**) ss.

STATE OF CALIFORNIA } ss.
COUNTY OF **SANTA BARBARA**
On **June 17, 1994** before me,
R. Curt Cruthirds personally appeared
DANA DUNCAN AND KATHERYN DUNCAN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

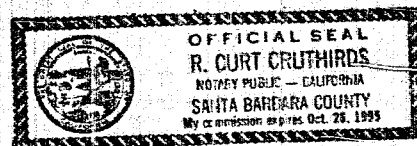
Signature

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



STATE OF OREGON,
County of **Klamath** ss.

Filed for record at request of:

Bill W. Middlebrooks

on this **8th** day of **July** A.D. 19 **94**
at **10:00** o'clock **A** M. and duly recorded
in Vol. **M94** of **Deeds** Page **21091**
Evelyn Biehn County Clerk
By **Caroline Middlebrooks** Deputy.

Fee, \$30.00

MID-STATE BANK

7-15-201 (Rev. 7-93)

Pat: 30