

86439

08-22-94P03:13 RCVD

WARRANTY DEED

Vol. m94 Page 26011

KNOW ALL MEN BY THESE PRESENTS, That Richard J. Kraus 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,

Lots 34 & 35, 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.

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

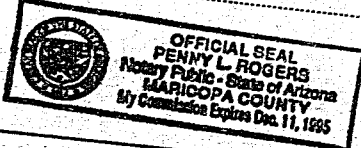
grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 6500.00

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 25th day of July, 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.

Richard J. Kraus

STATE OF OREGON, County of Maricopa
This instrument was acknowledged before me on July 28, 1994, by Richard J. Kraus
This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____



Penny L. Rogers
My commission expires 12/11/95
Notary Public for Oregon

Richard J. Kraus
6421 E. Bar Z Lane
Paradise Valley, AZ 85253-1818
Grantor's Name and Address
Bill W. Middlebrooks
P.O. Box 95
Merrill, OR 97633
Grantee's Name and Address
After recording return to (Name, Address, Zip):
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 22nd day of Aug., 1994, at 3:13 o'clock P.M., and recorded in book/reel/volume No. M94 on page 26011 and/or as fee/file/instrument/microfilm/reception No. 86439, Record of Deeds of said County.
Witness my hand and seal of County affixed.
Evelyn Biehn, County Clerk
NAME
Deputy
TITLE

Fee \$30.00