

88018

09-13-94A11:41 RCVD

WARRANTY DEED

Vol. M94 Page 28837

KNOW ALL MEN BY THESE PRESENTS, That

Bill W. Middlebrooks

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James A. Dancan m. Dail, Husband & Wife

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 # 37 Block 61, Klamath Falls Forest Estates, Highway 66 Unit, Plat # 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 the 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 \$ 1750.00

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, 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 24th day of August, 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.

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on Aug 24, 1994, by Bill Middlebrooks

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

by _____,

as _____,

of _____



Beverly A. Bacus
Notary Public for Oregon
My commission expires 2/1/98

Bill W. Middlebrooks
P.O. Box 95
Merrill, Or. 97633

James A. Dancan m. Dail
P.O. Box 323 T.
Bonanza, Or. 97623

After recording return to (Name, Address, Zip):

James A. Dancan Dail
P.O. Box 323 T.
Bonanza, Or. 97623

Until requested otherwise send all tax statements to (Name, Address, Zip):

James A. Dancan m. Dail
P.O. Box 323 T.
Bonanza, Or. 97623

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 13th day of Sept, 1994, at 11:41 o'clock A.M., and recorded in book/reel/volume No. M94 on page 28837 and/or as fee/file/instrument/microfilm/reception No. 88018, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE
By Pauline Mullendau, Deputy.

Fee \$30.00

30.00
ck