

NI 89192

10-05-94A10:43 RCVD

## WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Robert Lydon and Lorraine Lydon

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 14, Block 60, 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 \$ 4,000.00

① However, the accurate consideration consists in not making a dogmatic hypothesis of a certain given or possible future as the basis of the consideration (indicate which). ② (The sentence between the symbols②, if not applicable, should be deleted. See QRS 93.03.)

*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 8th day of September, 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.

X Robert Lydon

✓ Lorraine Lydon

STATE OF OREGON, County of SAN DIEGO ) ss.

This instrument was acknowledged before me on Sept 13, 1991,  
by TRICIA SMULIE

This instrument was acknowledged before me on Sept 13, 1994  
by Robert and Lorraine Lydon  
as Grantors



My commission expires 1-2-98 Calif.

Robert & Lorraine Lydon  
1930 W. San Marcos Blvd. #243  
San Marcos, CA 92069

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

STATE OF OREGON,  
County of Klamath SS.

Filed for record at request of:

Bill Middlebrooks  
on this 5th day of Oct A.D., '9 94  
at 10:43 o'clock A M. and duly recorded  
in Vol. M94 of Deeds Page 31184  
Evelyn Biehn County Clerk

Fee, \$30.00

Deputy.