

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Bill W. Middlebrooks

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Al Burger and Constance Burger, husband and 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:

Lots 13, 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 \$ 3500.00.
 However, the actual consideration consists of or includes other property or value given or paid which is 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 28th day of October, 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.

Bill W. Middlebrooks

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on October 30, 1994, by Bill W. Middlebrooks

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

as _____

of _____



OFFICIAL SEAL
 SHARON K. GREEN
 NOTARY PUBLIC - OREGON
 COMMISSION NO. 028652
 MY COMMISSION EXPIRES OCT. 11, 1997

Sharon K. Green

My commission expires 10/11/97 Notary Public for Oregon

Bill W. Middlebrooks
P.O. Box 95
Merrill, OR 97633
 Grantor's Name and Address
Al & Constance Burger
11518 Ridge Crest Lane
Moreno Valley, CA 92557
 Grantee's Name and Address

After recording return to (Name, Address, Zip):
Al & Constance Burger
11518 Ridge Crest Lane
Moreno Valley, CA 92557

Until requested otherwise send all tax statements to (Name, Address, Zip):
Al & Constance Burger
11518 Ridge Crest Lane
Moreno Valley, CA 92557

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 15th day of November, 1994, at 11:39 o'clock A.M., and recorded in book/reel/volume No. M94 on page 35071 and/or as fee/file/instrument/microfilm/reception No. 91097, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Sharon K. Green, Deputy.

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