

95462

WARRANTY DEED

Vol. 95 Page 4305

KNOW ALL MEN BY THESE PRESENTS, That Gilbert Kehner

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 in any way appertaining, situated in Klamath County, State of Oregon, described as follows,

Lot 33, Block 40, 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.

(SPACE FOR EFFICIENT CONTINUOUS 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 and 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 \$2700.00

~~ALL OTHER TERMS, CONDITIONS, COVENANTS, EASES, RIGHTS, AND INTERESTS, WHETHER WRITTEN OR UNWRITTEN, ARE HEREBY DISCLAIMED.~~

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 9th day of February, 1995; 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 DOES 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 TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROPRIATE USES

Gilbert Kehner

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on , 19

by

This instrument was acknowledged before me on , 19

by

as

of

see ATT: chief

Notary Public for Oregon

My commission expires

Gilbert Kehner
1815 Gilmar Road
Montague, CA 96064

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

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

PLACE REVERSED FOR ORDER'S USE

STATE OF OREGON, County of) ss.

I certify that the within instrument was received for record on the day of , 19, at o'clock M., and recorded in book/reel/volume No. on page and/or as fee/tile/instrument/microfilm reception No. record of Deeds of said County.

Witness my hand and seal of County affixed.

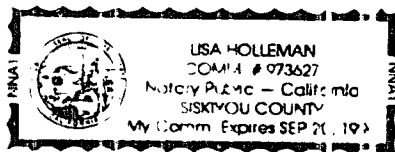
By NAME TITLE Deputy.

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Siskiyou
 On Feb. 16, 95 before me, Lisa Holleman
DATE NAME TITLE OF OFFICER - E.G. "JANE DOE" NOTARY PUBLIC
 personally appeared Albert Gehring
NAME(S) OF SIGNER(S)

☒ personally known to me - ☐ 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.

Lisa Holleman
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

☒ INDIVIDUAL
☐ CORPORATE OFFICER

TITLES

☐ PARTNER(S) ☐ LIMITED
☐ ATTORNEY-IN-FACT ☐ GENERAL
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER

DESCRIPTION OF ATTACHED DOCUMENT

Warranty Deed
TITLE OR TYPE OF DOCUMENT

2 of 3
NUMBER OF PAGES

Feb. 9, 95
DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

[Signature]
SIGNER(S) OTHER THAN NAMED ABOVE

STATE OF OREGON (COUNTY OF KLAMATH) ss.

Filed for record at request of Tracy Middlebrooks the 27th day
 of Feb A.D. 19 95 at 11:14 o'clock A M., and duly recorded in Vol M95
 of Deeds on Page 4305

Bernetha G. Letsch, County Clerk

By [Signature]