WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Bill and Tracey Middlebrooks, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by ____Bill D. and Judy S. Donovan, 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 appertuining, situated in Klamath County, State of Oregon, described as follows,

Lot 12, Block 53, 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 SP ACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the gravitee and grantee's heirs, successors and assigns forever.

And grantor hereby coverants 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 of record and those apparent to the land as of the date of this

grantor will warrant and forever desend 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 the which your state of the consideration (indicate) which to demand a serven the sample of the consideration (indicate) which to demand a serven the sample of the consideration (indicate) which the same of the same of the consideration (indicate) which the same of the same of the consideration (indicate) which the same of the same of the consideration (indicate) which the same of the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the same of the consideration (indicate) which the consideration (indicate) which the same of the consideration (indicate) which the consideration (indicate) which the consideration (indicate) which is t

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 granter has executed this instrument this 16th 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 WILL NOT ALLOW USE OF THE PREPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAI ID 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 APPROVE) USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR PUREST PRACTICES AS DEFINED IN ORS 30030

GGLZMiddle brooks Bill Middlebrooks Tracey R.

STATE OF OREGON, County of Klamath This instrument was acknowledged before me on Bill U). Middle brooks This instrument was acknowledged before me on ...



Notary Public for Oregon My commission expires

STATE OF OREGON

Bill and Tracey Middlebrooks P. O. Box 95 Merrill, OR 97633 ntor's No and Address Bill and Judy Donovan 1652 Newport Court Salinas CA 93906 Grantee's Name and Address After recording return to (Name, Address, Zip):
Bill and Judy Donovan 1652 Newport Court Salinas, CA 93906 Until requested otherwise sand all tax statements to ().
Bill and Judy Donovan 1652 Newport Court Salinas, CA 93906

SPACE RESERVED

County of Klamath I certify that the within instrument was received for record on the 8th day of March ,19 95, at 1:49 o'clock P.M., and recorded in book/reel/volume No... M95 on page 5183 and/or as fee/file/instrument/microfilm/reception No. 95910 was received for record on the 8th

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk Ag Deputy.

FEE:\$30.00