

## WARRANTY DEED

JUANITA O. KOEHLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by \_\_\_\_\_, hereinafter called  
TRACEY R. MIDDLEBROOKS \_\_\_\_\_, hereinafter called  
the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns,  
the certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining,  
situated in the County of \_\_\_\_\_ KLAMATH \_\_\_\_\_ and State of Oregon, described as follows, to-wit:

Lots 13, 14, and 15 in Block 29 of FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**MOUNTAIN TITLE COMPANY**

*"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 and to determine any limits on lawsuits against farming or forest practices as defined in ORS 30.930."*

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

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple and the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as the date of this deed and that

grantor will warrant and forever defend the said 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 value of this transfer, stated in terms of dollars, is \$ 10,000.00

~~The true and actual consideration paid for this transfer, stated in terms of dollars, is \$~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

WITNESSETH that the parties have executed this instrument this 5 day of May, 1995;

changes shall be implied to make the provisions hereof apply equally to corporations.

In Witness Whereof, the grantor has executed this instrument this 15 day of May, 19 95;  
if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by  
order of its board of directors.

Francis O. Kohler

**STATE OF OREGON,**

County of Linn ss.  
May 8, 1995


Personally appeared the above named  
JUANITA O. KOEHLER

\_\_\_\_\_ and acknowledged the foregoing instrument  
to be her voluntary act and deed.

**Before me:**

Notary Public for Oregon  
My commission expires: 3-15-98



 OFFICIAL SEAL  
AUZENDA F. SMITH  
NOTARY PUBLIC - OREGON  
COMMISSION NO. 032945  
MY COMMISSION EXPIRES MAR. 15, 1998

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_,  
\_\_\_\_\_, president, and by \_\_\_\_\_,  
\_\_\_\_\_, secretary of \_\_\_\_\_.

a \_\_\_\_\_ corporation, on behalf of the corporation.

Notary Public for Oregon \_\_\_\_\_ (SEAL)  
My commission expires:

~~JUANITA O. KOEHLER~~  
~~1830 SE THURSTON #15~~  
~~ALBANY, OR 97321~~

GRANTOR'S NAME AND ADDRESS

TRACEY R. MIDDLEBROOKS  
P.O. BOX 95  
MERRILL, OR 97633

GRANTEE'S NAME AND ADDRESS

After ~~sculpting~~ ~~sculpting~~

TRACEY R. MIDDLEBROOKS  
P.O. BOX 95  
MERRILL, OR 97633

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

TRACEY R. MIDDLEBROOKS  
P.O. BOX 95  
MERRILL, OR 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

SS

County of Klamath

I certify that the within instrument was received for record on the 9th day of May, 1995, at 2:32 o'clock P M., and recorded in book M95 on page 11964 or as file/reel number 99686.

Record of Deeds of said county.

Witness my hand and seal of County  
affixed.

~~Bernetha G. Letsch, CoClerk~~

*Recording Officer*

Deputy

FEE:\$30.00