

2153

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That GENO GHELLER AND JESSIE L. GHELLER

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by DONALD F. GIFFORD AND BERTIE M. GIFFORD

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:

POR. OF GOV. LOT 4 AND N 1/2 OF LOT 5 LY SW OF THE ROAD. SEC. 12, TWS 35, R. 12 EWM

(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 SUBJECT TO RESERVATIONS AND RESTRICTIONS OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE.

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 \$ 4,500.00

the whole 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 22nd day of June, 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 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.

GENO GHELLER

JESSIE L. GHELLER

STATE OF OREGON, County of Klamath ss.

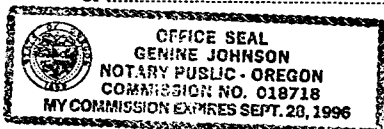
This instrument was acknowledged before me on June 22, 1995, by GENO GHELLER AND JESSIE L. GHELLER

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

by _____,

as _____,

of _____,



Notary Public for Oregon My commission expires 9/28/96

Form fields for Grantor's Name and Address, Grantee's Name and Address, and recording information. Includes handwritten entry: DONALD GIFFORD, 2518 RADCLIFFE, KLAMATH FALLS, ORE 97601.

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 28th day of June, 1995, at 9:11 o'clock A.M., and recorded in book/reel/volume No. M95 on page 16871 and/or as fee/file/instrument/microfilm/reception No. 2153, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co. Clerk. Annette Mueller Deputy.

Fees: \$30.00

8/30/95