

NA 3077

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That LEIGH R. GRASS & DORIS L. GRASS--

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by *****

hereinafter called the grantee, does hereby grant, bargain, sell and convey ^{all their right title & interest} 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: ***** LEIGH R. GRASS AND DORIS LEE GRASS, TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE GRASS LOVING® TRUST DATED APRIL 13, 1995, AND ANY AMENDMENTS THERETO.

SEE ATTACHED EXHIBIT "A"

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the extent of coverage that would be available to Grantor under any policy of title insurance issued to the Grantor at the time Grantor acquired the property. The limitations contained herein expressly do not relieve Grantor of any liability or obligation under this instrument, but merely define the scope, nature and amount of such liability or obligations.

(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

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 \$.....
 However, the actual consideration consists of or includes other property or value given or promised which is 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 2ND day of JUNE, 19 95;
 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.

Leigh R. Grass
 LEIGH R. GRASS

Doris Lee Grass
 DORIS L. GRASS

STATE OF OREGON, County of KLAMATH) ss.

This instrument was acknowledged before me on JUNE 2, 19 95,
 by LEIGH R. GRASS & DORIS L. GRASS

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



OFFICIAL SEAL
 JAMES H. SMITH
 NOTARY PUBLIC - OREGON
 COMMISSION NO 010393
 MY COMMISSION EXPIRES OCT 31, 1995

JAMES H. SMITH Notary Public for Oregon
 My commission expires 10/31/95

LEIGH R. GRASS & DORIS L. GRASS
 2863 AURORA DR.
 KLAMATH FALLS, OR 97603
 LEIGH R. GRASS & DORIS L. GRASS, TRUSTEES
 UNDER THE GRASS LOVING TRUST U/T/D 4/13/95
 2863 AURORA DR.
 KLAMATH FALLS, OR 97603

Grantee's Name and Address

After recording return to (Name, Address, Zip):
 JAMES H. SMITH, ESQ.

711 BENNETT AVE.
 MEDFORD, OR 97504

Until requested otherwise send all tax statements to (Name, Address, Zip):
 LEIGH R. & DORIS LEE GRASS
 2863 AURORA DR.
 KLAMATH FALLS, OR 97603

SPACE RESERVED
 FOR
 RECORDER'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/file/instrument/microfilm/reception No. _____.
 Record of Deeds of said County.
 Witness my hand and seal of County affixed.

NAME TITLE
 By _____, Deputy.

PARCEL 1: (2836 Aurora Dr)

LOT 13 IN BLOCK 1 OF TRACT 1198, VALE DEAN CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

PARCEL 2: (128 Lincoln St)

Lot 9 in Block 15 of EWAUNA HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3: (1772 Hope St)

Tract 92 of PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 21st day
of July A.D., 19 95 at 10:41 o'clock A M., and duly recorded in Vol. M95
of Deeds on Page 18924

FEE \$35.00

By Bernetha G. Letsch County Clerk