

NL 3814

## WARRANTY DEED

Vol. M95 Page 20274

KNOW ALL MEN BY THESE PRESENTS, That John P. & Barbara P. Stewarthereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill W. Middlebrookshereinafter 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:

Lots 11 and 12, Block 28, KLAMATH FOREST ESTATES  
1st ADDITION, according to the official plat  
thereof on file in the office of the County Clerk  
of Klamath County, Oregon.

(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 except all those of record and those apparent to the land 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 \$ 4000.00

However, the actual consideration consists of or includes other property or value which is not stated in the above consideration. (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.

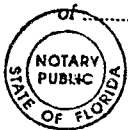
In Witness Whereof, the grantor has executed this instrument this 11th day of July, 1995; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Florida

STATE OF ~~FLORIDA~~, County of SANTA ROSA ss.This instrument was acknowledged before me on July, 11, 1995, by John P. StewartThis instrument was acknowledged before me on July, 11, 1995, by Barbara P. Stewart

as



SHARON TAYLOR  
My Comm Exp. 9/20/97  
Bonded By Service Ins  
No. CC317228

☐ Personally Known ☒ Other I.D.

Sharon Taylor  
Notary Public for Oregon Florida

My commission expires 09-20-97John P. & Barbara P. Stewart6248 E. Bay BlvdGulf Breeze, FL 32561

Grantor's Name and Address

Bill W. MiddlebrooksPO Box 95Merrill, OR 97633

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Bill W. MiddlebrooksPO Box 95Merrill, OR 97633

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

Bill W. MiddlebrooksPO Box 95Merrill, OR 97633

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 21st day of Aug, 1995, at 2:05 o'clock P.M., and recorded in book/reel/volume No. M95 on page 20274 and/or as fee/file/instrument/microfilm/reception No. 3814, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk

NAME Shirley G. Lett TITLE Deputy

FEE: \$30.00

ck  
3000