

OK

4263

K-47521

WARRANTY DEED

Vol. M95 Page 21196

KNOW ALL MEN BY THESE PRESENTS, That RONALD H. CRAMBLET

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by GINGER MARSHA CRAMBLET

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that 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 4, 5, 29 and 30 in Block 121 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Declaration of Conditions and Restrictions, including the terms and provisions thereof, recorded July 21, 1965, in Vol. M-65, page 165, Microfilm Records of Klamath County, Oregon; Easements and rights of way of record and those apparent on the land, if any.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 of the above granted premises, free from all encumbrances

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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 8000.00

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 ①, if not applicable, should be deleted. See ORS 93.030.)

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.

In Witness Whereof, the grantor has executed this instrument this 13th day of SEPTEMBER, 1989; 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.

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.

Ronald H. Cramblet
RONALD H. CRAMBLET

STATE OF OREGON, } ss.
County of Klamath
September 13, 19 89

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared _____ and _____ who, being duly sworn,

each for himself and not one for the other, did say that the former is the _____ president and that the latter is the _____ secretary of _____

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Belote me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 6-9-93

Notary Public for Oregon
My commission expires:

(If executed by a corporation, affix corporate seal)

RONALD H. CRAMBLET

P O Box 472

Bly, OR 97622

GRANTOR'S NAME AND ADDRESS

GINGER MARSHA CRAMBLET

Route 2, Box 176

Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ginger Cramblet-Macklin

34144 Jaguar Lane

Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Ginger Marsha Cramblet

34144 Jaguar Lane

Bonanza, OR 97623

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 August, 1995, at 3:19 o'clock P. M., and recorded in book/reel/volume No. M95 on page 21196 or as fee/file/instrument/microfilm/reception No. 4263, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

NAME TITLE

By _____ Deputy

Fee \$30.00