

NA 5189

WARRANTY DEED

Vol. M95 Page 23073

KNOW ALL MEN BY THESE PRESENTS, That Bill Michael, trustee for the living trust of Bill Michael and Mary C. Michael Family Trust hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Nikki L. Vodola and Lorrae C. Fuentes 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:

That portion of the N $\frac{1}{2}$  of the S $\frac{1}{2}$  of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, lying Westerly of the center thread of Spring Creek, known as Lots #1 and #2 of Block 7, Idlerest.

(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 \$500.00.  
 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, 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 4th day of August, 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 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.

STATE OF OREGON, County of Klamath ss.

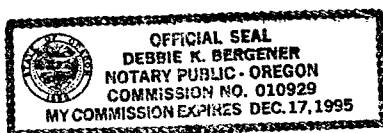
This instrument was acknowledged before me on Aug 4, 1995, by Bill Michael individually & Bill Michael as Trustee

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Debbie K. Bergener  
 Notary Public for Oregon  
 My commission expires 12-17-95

Bill Michael, Trustee  
HC63 Box 452C  
Chiloquin, Oregon 97624  
 Grantor's Name and Address  
Nikki L. Vodola and Lorrae C. Fuentes  
3664 Aspen Lane  
Chino, California 91709  
 Grantee's Name and Address

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

Nikki L. Vodola  
3664 Aspen Lane  
Chino, California 91709

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

Nikki L. Vodola  
3664 Aspen Lane  
Chino, California 91709

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON, } ss.  
 County of Klamath

I certify that the within instrument was received for record on the 25th day of Aug, 1995, at 3:19 o'clock P.M., and recorded in book/reel/volume No. M95 on page 23073 and/or as fee/file/instrument/microfilm/reception No. 5189 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

Bernetha G. Letsch Deputy.

Fee \$30.00