

N5296

WARRANTY DEED

Vol. M95 Page 23276

KNOW ALL MEN BY THESE PRESENTS, That Bill Michael, trustee for the living trust of Bill Michael and Mary C. Michael hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Barbara Lee Maloney and/or Coleen Fae Foresman co trustees ~~for living trust~~ or Successor Trustees\* 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 of Spring Creek, known as Lots #9 and #10 of Block 7, Idlerest.

\* of the Barbara Lee Maloney Living Trust, U/T/D March 24, 1995.

(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 \$2,500

Ⓢ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.)

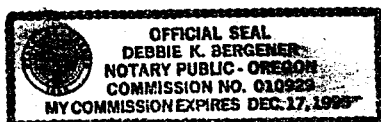
In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 10th 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 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.

STATE OF OREGON, County of Klamath ) ss.  
This instrument was acknowledged before me on August 10, 1995,  
by Bill Michael individually and 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 452E  
Chiloquin, Oregon 97624  
Grantor's Name and Address  
Barbara Lee Maloney & Coleen Fae Foresman co trustees 269 Viking Lane  
Marina, California 93933  
Grantee's Name and Address

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

Barbara Lee Maloney  
269 Viking Lane  
Marina, California 93933  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Barbara Lee Maloney

ABOVE

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 29th day of Aug, 1995, at 11:01 o'clock A.M., and recorded in book/reel/volume No. M95 on page 23276 and/or as fee/title/instrument/microfilm/reception No. 5296, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk  
NAME TITLE  
By Shante Hutz Deputy.

FEE: \$30.00