

6152

WARRANTY DEED
Page 24924KNOW ALL MEN BY THESE PRESENTS, That Bill Michael, trustee for the living trust of Bill Michael and Mary C. Michaelhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Linda S. Arroyo and Rene M. Arroyohereinafter 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 4, 5, 6, and 7 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 \$ 5,000.00.
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 13th day of September, 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.

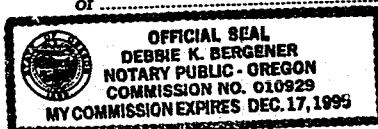
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO 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 Sept 13, 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

Linda S. Arroyo & Rene M. Arroyo

2136 Bromfield

Simi Valley, Ca. 93065

Grantee's Name and Address

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

Linda and Rene Arroyo

2136 Bromfield

Simi Valley, Ca. 93065

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

Linda and Rene Arroyo

ABOVE

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of KlamathI certify that the within instrument was received for record on the 14th day of Sept, 1995, at 3:41 o'clock P.M., and recorded in book/reel/volume No. M95 on page 24924 and/or as fee/tile/instrument/microfilm/reception No. 6152, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letson, County Clerk
NAME TITLE
Debbie K. Bergener, Deputy.

Fee \$30.00

09-14-95P03:41 RCVD