

00

7688

10-16-95P03:51 RCVD

WARRANTY DEED

Vol 95 Page 28189

KNOW ALL MEN BY THESE PRESENTS, That Lynn G. Westwood

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Steven W. Gifford and Raeann Gifford husband and wife with full rights of survivorship hereinafter called the grantee, and unto 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:

Lot 15, Block 7, Klamath Falls Forest Estates Highway 66 Unit, Plat No. 1 situated in Section 16, Township 37 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Subject to all conditions, restrictions, reservations, easements, exceptions rights and/or rights of way affecting said property.

(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 except those of record and those apparent upon the land, if any, as the date of this deed

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 \$full consideration

~~However, the actual consideration consists of other property or value given or provided 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 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 16<sup>th</sup> day of OCTOBER, 1995; 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.

STATE OF OREGON, County of Klamath

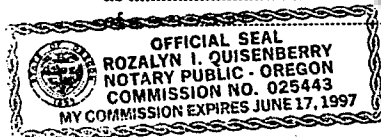
This instrument was acknowledged before me on October 16, 1995.

by Lynn G. Westwood

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

by \_\_\_\_\_

as \_\_\_\_\_



My commission expires 6-17-97

Lynn G. Westwood

P.O. Box 924

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Steven W &amp; Raeann Gifford

18040 SW LWR BNS FY RD #M

Tigard, OR 97224

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven W &amp; Raeann Gifford

18040 SW LWR BNS FY RD #M

Tigard, OR 97224

NAME, ADDRESS, ZIP

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

Steven W &amp; Raeann Gifford

18040 SW LWR BNS FY RD #M

Tigard, OR 97224

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of Oct., 1995, at 3:51 o'clock P.M., and recorded in book/reel/volume No. M95 on page 28189 or as fee/file/instrument/microfilm/reception No. 7688, 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