

9016

## WARRANTY DEED

Vol. M95 Page 30943



KNOW ALL MEN BY THESE PRESENTS, That Ronald R. and Carol Ann White, husband and wife hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by George A. and Sharon L. Landon, husband and wife 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:

Lot 12 and 13 Block 29  
 Lot 13 Block 34 of  
 Klamath Forest Estates, First Addition,  
 according to the official plat thereof on  
 file in the office of the County Clerk  
 of Klamath County, Oregon

(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 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 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 \$ 9,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 13 day of November, 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 11-13, 1995, by Ronald R. & Carolyn White

This instrument was acknowledged before me on 11-13, 1995, by George A. & Sharon L. Landon

as

of



OFFICIAL SEAL  
 DIANE EEK  
 NOTARY PUBLIC-OREGON  
 COMMISSION NO. 040067  
 MY COMMISSION EXPIRES DEC. 13, 1998

Diane Eek  
 My commission expires 12-13-98 Notary Public for Oregon

Ronald R. & Carolyn White  
P.O. Box 93  
Silvaco Pk. Ln. Sprague Lake OR.  
 Grantor's Name and Address  
George A. & Sharon L. Landon  
46949 SE. Clausen Rd.  
Estacada Oregon 97023  
 Grantee's Name and Address

After recording return to (Name, Address, Zip):  
George A. & Sharon L. Landon  
46949 SE. Clausen Rd.  
Estacada Oregon 97023  
 Until requested otherwise send all tax statements to (Name, Address, Zip):  
George A. & Sharon L. Landon  
46949 SE. Clausen Rd.  
Estacada Oregon 97023

SPACE RESERVED  
 FOR  
 RECORDER'S USE

STATE OF OREGON,  
 County of Klamath } ss.

I certify that the within instrument was received for record on the 13th day of November, 1995, at 3:54 o'clock P.M., and recorded in book/reel/volume No. M95 on page 30943 and/or as fee/file/instrument/microfilm/reception No. 9016, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

NAME TITLE  
 By Bernette Apell, Deputy.

Fees: \$30.00