

NA

9572

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Lynn G Westwood

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Nikolai F. Kapsoff, 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:

Block 45, Lot 52, in KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2

(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 as of the date of this recording.

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 \$1,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is 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 22 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.

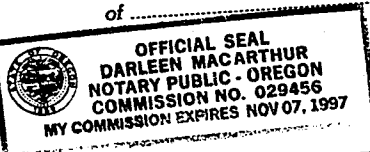
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Lynn G Westwood
Lynn G Westwood

STATE OF OREGON, County of Klamath, 11/22^{ss}, 1995.

This instrument was acknowledged before me on 11/22, 1995, by Lynn G. Westwood, 19.

This instrument was acknowledged before me on _____, 19____, by _____, as _____, of _____.



Darleen MacArthur
Notary Public for Oregon
My commission expires 11-7-97

Lynn G Westwood
PO Box 924
Klamath Falls, OR 97601
Grantor's Name and Address
Nikolai F. Kapsoff
PO Box 780
Silverton, OR 97381
Grantee's Name and Address
After recording return to (Name, Address, Zip):
Nikolai F. Kapsoff
Silverton, OR 97381
Until requested otherwise send all tax statements to (Name, Address, Zip):
Nikolai F. Kapsoff
PO Box 780
Silverton, OR 97381

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 24rd day of November, 1995, at 11:23 o'clock A.M., and recorded in book/reel/volume No. M95 on page 32159 and/or as fee/file/instrument/microfilm/reception No. 9752, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch Co Clerk

NAME TITLE
By Annette Mueller, Deputy.

Fees: \$30.00

11-24-95A11:23 RCVD

\$30.00
CK