

11270

95 DEC 29 P1:28

WARRANTY DEED

Vol. M95 Page 35568



KNOW ALL MEN BY THESE PRESENTS, That

Ronald R. and Carolann White,

husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

George A. and Sharon L. Landen

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 15, in block 29 of First Addition to Klamath Forest Estates, 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 Subject to existing easement & rights of way appearing of record 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 \$ 4000.00.
 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 19 day of December, 19 95; 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.

Carolann White
 Carolann White

STATE OF OREGON, County of Klamath ss.

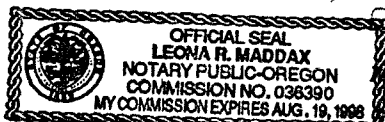
This instrument was acknowledged before me on Dec 19, 19 95,
 by Ronald + Carolann White

This instrument was acknowledged before me on _____, 19____,

by _____

as _____

of _____



Leona R. Maddax
 Notary Public for Oregon
 My commission expires Aug 19, 1998

Ronald R. and Carolann White

Po. Box 93

Silver Fox Dr. Sprague River, Or. 97639

Grantor's Name and Address

George A. and Sharon L. Landen

46949 SE. Clansen Rd.

Estacada, Or. 97023

Grantee's Name and Address

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

George A. Sharon L. Landen

46949 SE. Clansen Rd.

Estacada, Or. 97023

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

George A. + Sharon L. Landen

46949 SE. Clansen Rd.

Estacada, Or. 97023

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 29th day of Dec, 19 95, at 1:28 o'clock P.M., and recorded in book/reel/volume No. M95 on page 35568 and/or as fee/file/instrument/microfilm/reception No. 11270, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letschy, Co. Clerk

NAME TITLE

B. K. H. Deputy.

FEE: \$30.00