

NA

MTC 37356-HF

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That GREGORY SIMONSON AND TERRY L. SIMONSON AND JAMES C. SIMONSON hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by CARL DEAN GRANT AND DEANA MARIE GRANT, 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:

The E1/2 of the SW1/4 of the NE 1/4 of Section 30, Township 39 South, Range 8 East of the Willamette Meridian, 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 those of record and those apparent upon the land, if any, as of 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 \$to clear title. 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 29 day of February, 1996; 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.

GREGORY SIMONSON

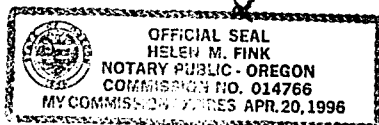
TERRY L. SIMONSON

JAMES C. SIMONSON

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 3/1, 1996, by James C. Simonson

This instrument was acknowledged before me on 3/4, 1996, by TERRY L. SIMONSON AND GREGORY SIMONSON



My commission expires 4/20/96

SIMONSON

Grantor's Name and Address

CARL DEAN GRANT &amp; DEANA MARIE GRANT

Grantee's Name and Address

CARL DEAN GRANT AND DEANA MARIE GRANT

After recording return to (Name, Address, Zip)

P.O. Box 484

Keno OR

97627

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

CARL DEAN GRANT AND DEANA MARIE GRANT

P.O. Box 484

Keno OR 97627

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

I certify that the within instrument was received for record on the 20th day of March, 1996, at 3:57 o'clock P.M., and recorded in book/reel/volume No. M96 on page 7603 and/or as fee/file/instrument/microfilm/reception No. 15024, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Cheryl Thoresen Deputy.

Fee 30.00

96 MAR 20 P 3:57