

NA 15709

DUPLICATE  
WARRANTY DEED

Vol. M96 Page 9006

KNOW ALL MEN BY THESE PRESENTS, That MARTHA E. PLYMATE FORMERLY MARTHA E. WOLFF

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by PHIL B. DABILL AND DOLORES DABILL, 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 5 in Block 2 of TRACT NO. 1065, IRISH BEND, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/90th interest in and to Lot 12, Block 4, TRACT NO. 1065, IRISH BEND.

\*This deed is a duplicate of that certain fulfillment deed for real estate contract recorded in Volume m78 at page 10164, Microfilm Records 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 apparent to the land

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 \$4500.00\*  
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 28th day of March, 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.

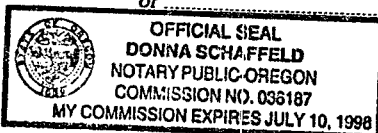
*Martha E. Plymate*  
Martha E. Plymate

STATE OF OREGON, County of Malheur ) ss.

This instrument was acknowledged before me on March, 1996,  
Martha E. Plymate

This instrument was acknowledged before me on March 28, 1996,  
by Martha Plymate

as  
of



*Donna Schaffeld*  
My commission expires 7-10-98 Notary Public for Oregon

Martha Plymate  
PO Box 309  
Huntington California  
Grantor's Name and Address 97907

Phil & Dolores Dabill  
P.O. Box 61, McArthur, CA 96056  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Phil & Dolores Dabill  
P.O. Box 61  
McArthur, CA 96056

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Phil & Dolores Dabill  
P.O. Box 61  
McArthur, CA 96056

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 1st day of April, 1996, at 11:32 o'clock A.M., and recorded in book/reel/volume No. M96 on page 9006 and/or as fee/file/instrument/microfilm/reception No. 15709, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk  
NAME TITLE  
*Bernetha Letsch* Deputy.

FEE: \$30.00