

17667

ATC # 0444618
WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

GARY DUBRAY

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by GARY DUBRAY and PAT DUBRAY, husband and wife hereinafter called grantees, 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 appertaining, situated in Klamath County, State of Oregon, described as follows, to-wit:

Lot 12, Block 7, Tract 1042, TWO RIVERS NORTH in the County of Klamath Falls, State of 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 conditions, restrictions, reservations, easements and covenants of record 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 create survivorship. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

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 apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 7th. day of May, 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.

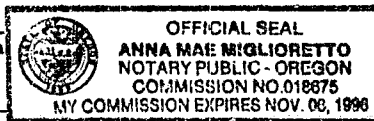
Gary Dubray

STATE OF OREGON, County of Lane) ss.

This instrument was acknowledged before me on May 7, 1996 by GARY DUBRAY

Notary Public for Oregon

My commission expires 11-8-96



DUBRAY

427 S. 79TH. STREET
SPRINGFIELD, OR 97478

Grantor's Name and Address

DUBRAY

427 S. 79TH. STREET
SPRINGFIELD, OR 97478

Grantee's Name and Address

After recording return to:
GRANTEE'S

427 S. 79TH. STREET
SPRINGFIELD, OR 97478

Forward all tax statements to:

427 S. 79TH. STREET
SPRINGFIELD, OR 97478

STATE OF OREGON,) ss.
County of Klamath

Filed for record at request of:

Aspen Title & Escrow

on this 8th day of May A.D. 19 96
at 3:41 o'clock PM. and duly recorded
in Vol. M96 of Deeds Page 13208

Bernetha G Letsch, County Clerk

By

Deputy.

Fee, \$30.00