

17977

WARRANTY DEED

Vol. m96 Page 13883

Wendi J. Ogborn

KNOW ALL MEN BY THESE PRESENTS, That Michael J. Ogborn and

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Elmer C. Ogborn and JoAnne M. Ogborn, husband and wife, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the 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 3 (three), Block 31, FIRST ADDITION To the City of Klamath Falls, according to the official plat thereof on file in the office of the County clerk of Klamath County, Oregon.

Subject To:

- 1) Real Property Taxes owing for 1995-'96 fiscal tax year.
- 2) Trust Deed recorded 8-8-95 in Book M-95, Page 20949, in favor of William R. and Marlene T. Addington, which Trust Deed the Grantees agree to assume and pay.

(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

Set out above

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 \$ Equitable Exchange. 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.

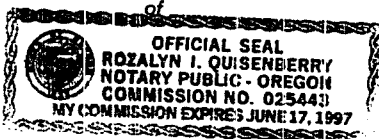
In Witness Whereof, the grantor has executed this instrument this 2nd day of May, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on May 10, 1996 by Michael J. Ogborn and Wendi J. Ogborn.

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



Rozalyn I. Quisenberry
Notary Public for Oregon
My commission expires 6-17-97

Michael J. & Wendi J. Ogborn

Grantor's Name and Address
Elmer C. & JoAnne M. Ogborn
2131 Lakeshore Dr.
Klamath Falls, OR 97601

Grantee's Name and Address
After recording return to (Name, Address, Zip):
Elmer C. & JoAnne Ogborn
2131 Lakeshore Dr.
Klamath Falls, OR 97601

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

SPACE RESERVED
FOR
RECORDER'S USE

Fee
\$30.00

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 14th day of May, 1996 at 3:41 o'clock P.M., and recorded in book/reel/volume No. M96 on page 13883 and/or as fee/file/instrument/microfilm/reception No. 17977, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
NAME TITLE
By Cheryl Kuss Deputy.