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18477

WARRANTY DEED

Vol. M96 Page 14749

KNOW ALL MEN BY THESE PRESENTS, That Lynn G. Westwood

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Isac E. & Patricia Ann Downing husband and wife, with full rights of survivorship
 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:

KLAMATH FALLS FOREST ESTATES, Highway 66 Unit, Plat NO. 2, Lot 5, Block 37

(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 & those apparent upon 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 \$ full consideration

However, the actual consideration consists of or includes other property or value given or promised which is 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 21st 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.

Lynn G. Westwood

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on May 21, 1996,

by Lynn G. Westwood

This instrument was acknowledged before me on , 19 ,

by

as

of



[Signature]
 Notary Public for Oregon

My commission expires 12-18-98

Lynn G. Westwood
 P.O. Box 924
 Klamath Falls, OR 97601-0049

Grantor's Name and Address

Isac E. & Patricia Ann Downing
 8756 Teal Dr.
 Bonanza, Or. 97623

Grantee's Name and Address

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

Isac E. & Patricia Ann Downing
 8756 Teal Dr.
 Bonanza, Or. 97623

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

Isac E. & Patricia Ann Downing
 8756 Teal Dr.
 Bonanza, Or. 97623

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 21st day of May, 1996, at 3:43 o'clock P.M., and recorded in book/reel/volume No. M96 on page 14749 and/or as fee/file/instrument/microfilm/reception No. 28477, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By *[Signature]* Deputy.

Fee \$30.00

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ck