

19493

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Eric H. Spiess & Meladee Dodds

DBA M & E Enterprises of Galt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

John T. Williams

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 1 Block 3 Tract # 1096, American, in the County of Klamath, State of Oregon, Code 218 Map 3909-14DA-2900

(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 Ninty Thousand

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 \$

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1st day of June, 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.

Eric H. Spiess  
Meladee Dodds

STATE OF OREGON, County of Sacramento ss.

This instrument was acknowledged before me on June 3, 1996

by This instrument was acknowledged before me on 19

as



Terry Parker  
Notary Public for Oregon  
My commission expires Apr. 21, 2000

Eric H. Spiess  
620 Myrtle St.  
Galt, Calif. 95632  
Grantor's Name and Address

John T. Williams  
5406 American Ave  
Klamath Falls, Ore. 97603  
Grantee's Name and Address

After recording return to (Name, Address, Zip):  
John T. Williams  
5406 American Ave  
Klamath Falls, Ore. 97603

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

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 10th day of June, 1996, at 1:04 o'clock P.M., and recorded in book/reel/volume No. 1996 on page 16935 and/or as fee/file/instrument/microfilm/reception No. 19493, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Cheryl Deputy.

Fee \$30.00