

19618

WARRANTY DEED

Vol. m96 Page 17183KNOW ALL MEN BY THESE PRESENTS, That Larry and Emmi Dawsonhereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill Middlebrooks and Tracey Middlebrooks, husband and wifehereinafter 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 21, Block 61, KLAMATH FALLS FOREST ESTATES,  
HIGHWAY 66 UNIT, PLAT NO. 2, according to the  
official plat thereof on file in the office of  
the County Clerk 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 all those of record and those apparent to the land as of the date of this deed

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 \$ 1000.00~~However, the actual consideration for this transfer is the value of the property conveyed, which is the fair market value of the property at the time of the transfer, as determined by a competent authority. If the consideration is not stated in terms of dollars, it should be stated in terms of the value of the property. If the consideration is stated in terms of dollars, it should be stated in terms of the value of the property. If the consideration is stated in terms of the value of the property, it should be stated in terms of dollars. 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 5th 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.

California

STATE OF OREGON, County of VENTURA ss.This instrument was acknowledged before me on 6-8, 1996, by LARRY DAWSON AND EMMI DAWSONThis instrument was acknowledged before me on 6-8, 1996, by LARRY DAWSON AND EMMI DAWSONas OWNERS

ALMA L. NEWTON

COMM. #985053

NOTARY PUBLIC - CALIFORNIA

VENTURA COUNTY

My Comm. Expires FEB. 15, 1997

My commission expires 2-15-97

Larry and Emmi Dawson  
2616 Captains Ave.  
Ft. Hueneme, CA 93041

Grantor's Name and Address

Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

Until requested otherwise send all tax of return to (Name, Address, Zip):  
Bill & Tracey Middlebrooks  
PO Box 95  
Merrill, OR 97633

SPACE RESERVED  
FOR  
RECORDER'S USESTATE OF OREGON, }  
County of Klamath } ss.

I certify that the within instrument  
was received for record on the 11th day  
of June, 1996, at  
1:31 o'clock P.M., and recorded in  
book/reel/volume No. M96 on page  
17183 and/or as fee/file/instru-  
ment/microfilm/reception No. 19618,  
Record of Deeds of said County.

Witness my hand and seal of  
County affixed.

Bernetha G Letsch, County Clerk

By Cherry Russell, Deputy.

Fee \$30.00

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