

20620

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JAMES L. HOLBEN and

ROSALIE M. HOLBEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto JAMES T. HOLBEN, a single man, as his sole property

hereinafter called the grantee, and unto 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:

Beginning at a point 657 feet North of the South-East corner of Lot 30, Section 14, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 470 feet, thence West 170 feet; thence South 470 feet; thence East 470 feet to the place of beginning, and being a portion of Lot 27 in said Section 14.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto the grantee and grantee's heirs, successors and assigns forever.

And the grantor hereby covenants to and with the 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 and those apparent upon the land, if any, as 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 \$10.00

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 requires, the singular includes the plural, and all grammatical changes shall be made so that the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 28 day of June, 1996; if a corporate grantor, it has caused its name to be signed and 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 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.

JAMES L. HOLBEN

ROSALIE M. HOLBEN

STATE OF OREGON, County of) ss.

This instrument was acknowledged before me on June 28, 1996, by James L. Holben & Rosalie M. Holben

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



OFFICIAL SEAL
DARLEEN MACARTHUR
NOTARY PUBLIC - OREGON
COMMISSION NO. 029156
MY COMMISSION EXPIRES NOV 01, 1997

My commission expires 11-2-97

JAMES L. and ROSALIE M. HOLBEN
748 S. Aztec Road
Golden Valley, AZ 86413

JAMES T. HOLBEN
748 S. Aztec Road
GOLDEN VALLEY, AZ 86413

After recording return to (Name, Address, Zip):
JAMES L. and ROSALIE M. HOLBEN
748 SOUTH AZTEC ROAD
GOLDEN VALLEY, AZ 86413

Mail requested or to-wise send all tax statements to (Name, Address, Zip):
JAMES T. HOLBEN
748 SOUTH AZTEC ROAD
GOLDEN VALLEY, AZ 86413

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 28th day of June, 1996, at 3:07 o'clock PM, and recorded in book/reel/volume No. M96 on page 19372 and/or as fee/file/instrument/microfilm/reception No. 20620, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk

By Deputy