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21448

WARRANTY DEED

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Page

21131

KNOW ALL MEN BY THESE PRESENTS, That
Country Properties of Oregon, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Charlene A. Skellham

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 5, Block 51, Klamath Falls Forest Estates, Highway 66 Unit, Plat #2, according to the official plat thereof, on file in the office of the County Clerk, 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

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 \$7,500.00

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.

In Witness Whereof, the grantor has executed this instrument this 17th day of July, 1996.

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.

Country Properties of Oregon, Inc.

By: Robert W. Skellham

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 17th day of July, 1996, by Robert W. Skellham is Vice-President of Country Properties of Oregon, Inc.



OFFICIAL SEAL
TRUDIE DURANT
NOTARY PUBLIC - OREGON
COMMISSION NO. 027875
MY COMMISSION EXPIRES SEP. 30, 1997

Notary Public for Oregon

My commission expires

Country Properties of Or, Inc.

P.O. Box 5241
Klamath Falls, OR 97601

Grantor's Name and Address
Charlene A. Skellham
6528 Valhalla Avenue
Klamath Falls, OR 97601

Grantee's Name and Address
After recording return to (Name, Address, Zip):
Klamath County Title Company
422 Main Street
Klamath Falls, OR 97601

Until requested otherwise send all tax statements to (Name, Address, Zip):
Baugh, Perry D. and Rona J.
P.O. Box 7983
Klamath Falls, OR 97602

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 16th day of July, 1996, at 3:13 o'clock P.M., and recorded in book/reel/volume No. 21131 on page and/or as fee/tile/instrument/microfilm/reception No. 21448, of the Deeds Records of said County.

Witness my hand and seal of County affixed.
Bernetha G Letsch, County Clerk
By Deputy.

Fee \$30.00

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