

NA 21448
21639

K-48762
WARRANTY DEED

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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 11th day of July, 1996.

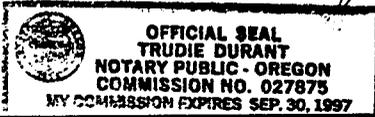
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS
INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS.
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE
TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY
PLANNING DEPARTMENT TO 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*
Robert W. Skellham

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on 7th day of July, 1996,
by Robert W. Skellham as Vice-President of
Country Properties of Oregon, Inc. *Trudie Durant*
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

After recording return to (Name, Address, Zip):
Klamath County Title Company
422 Main Street Ce #5516
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



STATE OF OREGON,
County of Klamath } ss.

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/file/instru-
ment/microfilm/reception No. 21448...
of the Deeds Records of said
County.

Witness my hand and seal of
County affixed.
Bernetha G Letsch, County Clerk
NAME TITLE
By *Cheryl Sheppard* Deputy.

INDEXED

Fee \$30.00

96 JUL 19 10:23

96 JUL 16 3:13

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