

NA

22291

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That DOROTHY I. HOWELL

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by EUGENE P. ROSS

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 95 of MOYINA, 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 those of record and apparent to the land

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 \$other than money. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 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 30 day of July, 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.

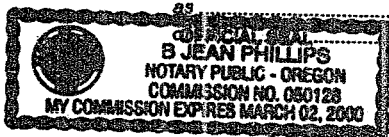
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dorothy I. Howell

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 30, 1996, by Dorothy I. Howell

This instrument was acknowledged before me on , 19 , by



My commission expires 3-2-2000

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 30th day of July, 1996, at 11:50 o'clock A.M., and recorded in book/reel/volume No. M96 on page 23004 and/or as fee/file/instrument/microfilm/reception No. 22291, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Deputy.

SPACE RESERVED FOR RECORDER'S USE

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip):

Eugene P. Ross

2450 Vermont

Klamath Falls, Or 97603

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

same as above Eugene P. Ross

1453 McClellan Dr

Klamath Falls Oregon 97603

Fee \$30.00

96 JUL 30 AM 1:50