

NA

23090

ASPEX 44877
WARRANTY DEED

Vol. M96 Page 24833

KNOW ALL MEN BY THESE PRESENTS, That

Lynn G. Westwood and Lisa Rae Westwood

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Stanley K. Carlson and Lori J. Carlson as tenants in common.

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:

Fourth Addition to Nimrod River Park, Lot 16, Block 49

Fourth Addition to Nimrod River Park, Lot 15, Block 49

(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 \$.full consideration

⓪However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ⓪(The sentence between the symbols⓪, 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 21st 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.

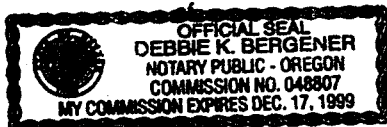
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Lynn G. Westwood
Lisa R. Westwood

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on June 21, 1996,
by Lynn G. Westwood and Lisa Rae Westwood

This instrument was acknowledged before me on _____, 19____,
by _____
as _____



Debbie K. Bergener
Notary Public for Oregon
My commission expires 12-17-99

Lynn G. & Lisa Rae Westwood
P.O. Box 924
Klamath Falls, Or 97601
Grantor's Name and Address

Stanley K. & Lori J. Carlson
4565 Knox Butte Rd. E
Albany, OR 97324
Grantor's Name and Address

After recording return to (Name, Address, Zip):
Stanley K. & Lori J. Carlson
4565 Knox Butte Rd. E
Albany, Or 97324

Until requested otherwise send all tax statements to (Name, Address, Zip):
Stanley K. & Lori J. Carlson
4565 Knox Butte Rd. E
Albany, Or 97324

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 13th day of August, 1996, at 11:25 o'clock A.M., and recorded in book/reel/volume No. M96 on page 24833 and/or as fee/file/instrument/microfilm/reception No. 23090, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G Letsch, County Clerk
NAME TITLE
By *Cheryl Russell* Deputy.

96 AUG 13 AM 12:25