

25057

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS That Eric H. Spiess & Meladee Dodds
DBA M&E Enterprise of Galt

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
George Feola an undivided 1/2 interest and Vita Kitatruck a undivided 1/2 interest.
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 2 of Tract 1096, Americana according to the official
plat thereof on file in the office of the county clerk of
Klamath County, Oregon.

Account No. 3909-014 DADA-01600

(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~~ 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 \$90,000
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.)
part of the

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 15 day of Sept, 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 30.030.

STATE OF California, County of Sacramento, ss.

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

by _____

This instrument was acknowledged before me on 9-15-1996, 19____,

by _____

as _____

of _____



[Signature]
Notary Public for Oregon
My commission expires Apr 21, 2000

Eric H Spiess & Meladee
Dodds DBA M&E
Enterprises of Galt

Grantor's Name and Address
5504 Americana Ave
George Feola & Vita
Kitatruck
Klamath Falls

Grantee's Name and Address
George Feola
5504 Americana Ave
Klamath Falls 97601

Use if created through and other statements to (Name, Address, Zip):
George Feola
5504 Americana Ave
Klamath Falls 97601

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument
was received for record on the 16th day
of September, 1996, at
11:24 o'clock AM, and recorded in
book/real/volume No. M96 on page
29105 and/or as fee/file/instru-
ment/microfilm/reception No. 25057,
Record of Deeds of said County.

Witness my hand and seal of
County affixed.

Bernetha G Letsch, County Clerk

By [Signature] Deputy.