

26572

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Louie A. and Elleen E. Levy

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill W. and Tracey R. Middlebrooks, husband and wife
 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:

Lots 9, 10, Block 64, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 3, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

96 OCT 10 P1:12

(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 all those of record and those apparent to the land as of the date of this deed

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 \$5000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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.

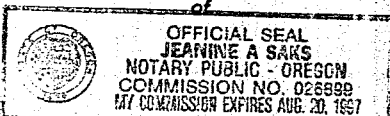
In Witness Whereof, the grantor has executed this instrument this 25th day of September, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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.

Louie A. Levy
 Louie A. Levy

Elleen E. Levy
 Elleen E. Levy

STATE OF OREGON, County of Klamath
 This instrument was acknowledged before me on September 30, 1996, by Louie A. Levy and Elleen E. Levy
 This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____



Jeanine A. Saks
 Notary Public for Oregon
 My commission expires 8/20/97

Grantor's Name and Address <u>Louie & Elleen Levy</u> <u>280 Brae Burn Dr.</u> <u>Eugene, OR 97405</u>	SPACE RESERVED FOR RECORDER'S USE
Grantee's Name and Address <u>Bill & Tracey Middlebrooks</u> <u>PO Box 95</u> <u>Merrill, OR 97633</u>	
After recording return to (Name, Address, Zip): <u>Bill & Tracey Middlebrooks</u> <u>PO Box 95</u> <u>Merrill, OR 97633</u>	
Until requested otherwise send all tax statements to (Name, Address, Zip): <u>Bill & Tracey Middlebrooks</u> <u>PO Box 95</u> <u>Merrill, OR 97633</u>	

STATE OF OREGON,
 County of Klamath } ss.
 I certify that the within instrument was received for record on the 10th day of October, 1996, at 1:12 o'clock P.M., and recorded in book/reel/volume No. M96 on page 32210 and/or as fee/file/instrument/microfilm/reception No. 26572, Record of Deeds of said County.
 Witness my hand and seal of County affixed.
Bernetha G. Letsch, Co. Clerk
 By Kathleen Ross Deputy.

Fee: \$30.00

OK 3000