

NE

27222

## WARRANTY DEED

Vol. 1796

Page 33596

**KNOW ALL MEN BY THESE PRESENTS, That** Jane F. Vait

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:

Lot 8, Block 62, 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.

(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.

..... 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 \$ 2500.00

① However, the actual consideration consists of or includes other property, or interest therein, or a right or interest therein, the whole or any part of the consideration (indicate which). ② (The sentence between the symbols②, 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 27th day of September, 19 96;  
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.

X. Jane F. Vait  
Jane F. Vait

California  
STATE OF OREGON, County of ..... ) ss.

*This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_\_.*

by .....

by .....

**Notary Public for Oregon**

**My commission expires** .....

Jane F. Vait

PO Box 836

Inverness, CA 94937

**Grantor's Name and Address**

..Bill...&...Tracey..Middlebrooks

..PO..Box..95

..Merrill, OR...97633.

**Grantee's Name and Address**

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

Bill & Tracey Middlebrooks

PO Box 95

Merrill, OR 97633

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

Bill & Tracey Middlebrooks

P.O. Box 95

Merrill, OR...97633

**STATE OF OREGON,**

County of .....

~~I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ and/or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.~~

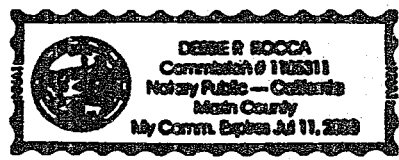
NAME TITLE

By \_\_\_\_\_, Deputy.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California  
County of Marin  
On October 2, 1996 before me, Debbie R. Rocca, Notary Public,  
personally appeared Jane F. Vait

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Debbie R. Rocca  
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

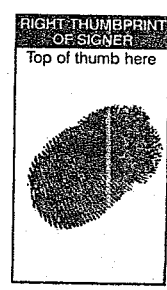
Description of Attached Document

Title or Type of Document: Warranty Deed  
Document Date: N/A Number of Pages: 1  
Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

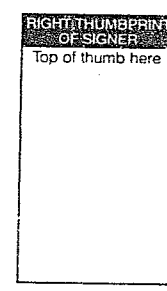
Signer's Name: Jane F. Vait  
☒ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



Signer's Name: \_\_\_\_\_  
☐ Individual  
☐ Corporate Officer  
Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Attorney-in-Fact  
☐ Trustee  
☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Bill Middlebrooks the 23rd day of October A.D., 19 96 at 3:35 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 33596

FEE \$35.00  
Bernetha G. Letsch County Clerk  
By Kathleen Ross