

NA

28023

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Country Properties of Oregon, Inc. Vol. M96 Page 35278

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Charlene A. Skellham 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 9, Block 39, Klamath Forest Estates, First Addition, according to the official plat thereof, on file in the office of the County Clerk, Klamath County, Oregon.

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(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 the Sales Contract, which has already been assigned to the Grantee referenced above

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 \$7,594.16

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.)

In construing this deed, where the context so requires, the singular includes the plural.

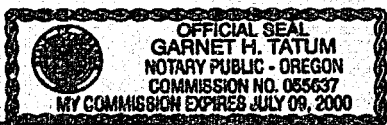
In Witness Whereof, the grantor has executed this instrument this 16th day of September, 1996.

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.

Country Properties of Oregon, Inc.

By: Robert W. Skellham

STATE OF OREGON, County of Klamath) ss. This instrument was acknowledged before me on October 29, 1996, by Robert W. Skellham



Garnet A. Tatum Notary Public for Oregon My commission expires July 9, 2000

Country Properties of Or., Inc. P.O. Box 5241 Klamath Falls, OR 97601

Charlene A. Skellham

6528 Valhalla Avenue Klamath Falls, OR 97603

After recording return to (Name, Address, Zip): Charlene A. Skellham 6528 Valhalla Avenue Klamath Falls, OR 97603

Until requested otherwise send all tax statements to (Name, Address, Zip): White, Richard S. & Sandy L. 4395 Gary Street NE Keizer, OR 97303-3928

\$30.00

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 7th day of November, 1996, at 2:03 o'clock P.M., and recorded in book/reel/volume No. M96 on page 35278 and/or as fee/file/instrument/microfilm/reception No. 28023 of the Deed Records of said County.

Witness my hand and seal of County affixed. Bernetha G. Letsch, Co. Clerk.

By: [Signature] Deputy.

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