

NA

30524

WARRANTY DEED

Vol. 1996

Page 40160



KNOW ALL MEN BY THESE PRESENTS, That CAROL A. GAY

hereinafter called the grantor, for the consideration herein after stated, to grantor paid by RICHARD A. GAY

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:

NE4SE4SE4 SECTION 20 TWP 40 RANGE 8 EAST OF THE WILLAMETTE MERIDIAN

(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

NONE

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 \$0. 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 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 27 day of DEC, 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.

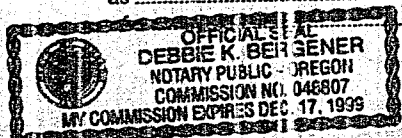
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEED TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

x Carol A. Gay

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on December 27, 1996, by Carol A. Gay

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



Debbie K. Bergener

Notary Public for Oregon My commission expires 12-17-99

Grantor's Name and Address

Grantee's Name and Address

After recording return to (Name, Address, Zip): Carol A. Gay, 12150 Overland Dr, Klamath Falls, OR 97603

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

Fee: \$30.00

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 27th day of December, 1996, at 3:28 o'clock P.M., and recorded in book/real/volume No. M96 on page 40160 and/or as fee/file/instrument/microfilm/reception No. 30524, Record of Deeds of said County.

Witness my hand and seal of County attixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose, Deputy.

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