

31096

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That

Donald J. Blodgett and Marion Blodgett

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 6, Klamath Forest Estates, according to the official plat thereof, on file in the office of the County Clerk, 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

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 \$1,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentences 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 day of Dec., 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.

Deceased Donald J. Blodgett

Marion Blodgett Marion Blodgett Nevada

STATE OF OREGON, County of Churchill ss.

This instrument was acknowledged before me on Dec. 26, 1996, by Marion Blodgett

LAURA L. VEY Notary Public - State of Nevada Appointment Recorded in Churchill County MY APPOINTMENT EXPIRES MAY 24, 1997

Laura L. Vey Notary Public for Oregon My commission expires 5-24-97 Nev.

Blodgett, Donald J. & Marion 7490 Reno Highway Fallon, NV 89406

Grantor's Name and Address: Charlene A. Skellham 6528 Valhalla Avenue Klamath Falls, OR 97603

Grantee's Name and Address: 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): Charlene A. Skellham 6528 Valhalla Avenue Klamath Falls, OR 97603

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 10th day of January, 1997, at 9:52 o'clock A.M., and recorded in book/reel/volume No. 197 on page 661 and/or as fee/file/instrument/microfilm/reception No. 31096 of the Deeds Records of said County.

Witness my hand and seal of County affixed. Bernetha G. Letsch, Co Clerk NAME TITLE By Synette Tritley, Deputy.

SPACE RESERVED FOR RECORDER'S USE

FEE: \$30.00

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