

NA

32282

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That

Michael E. Long

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

Tony A. Fabian and Rebecca J. Fabian

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 38, Block 108, Klamath Falls Forest Estates, Highway 66, Plat (Unit) 4

This instrument is being recorded as an accommodation only, and has not been examined as to validity, sufficiency or effect it may have upon the herein described property. This courtesy recording has been requested of ASPEN TITLE & ESCROW, INC.

(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 \$ \$11,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 31<sup>st</sup> day of January, 1997; 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.

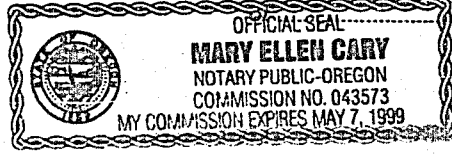
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO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

Michael E. Long

STATE OF OREGON, County of Washington ss.This instrument was acknowledged before me on 1-31-97, 1997,by Michael E. LongThis instrument was acknowledged before me on January 31, 1997,

by \_\_\_\_\_

as \_\_\_\_\_



Mary Ellen Cary  
My commission expires May 7, 1999  
Notary Public for Oregon

Michael E. Long  
21065 N.W. Kay Rd.  
Hillsboro OR 97124

Grantor's Name and Address

Tony A. Fabian and Rebecca J. Fabian  
14820 S.E. Lincoln St.  
Portland OR 97233

Grantee's Name and Address

After recording return to (Name, Address, Zip):  
Tony A. Fabian and Rebecca J. Fabian  
14820 S.E. Lincoln St.  
Portland OR 97233

Until requested otherwise send all tax statements to (Name, Address, Zip):  
Tony A. Fabian and Rebecca J. Fabian  
14820 S.E. Lincoln St.  
Portland OR 97233

SPACE RESERVED FOR RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instrument was received for record on the 3rd day of February, 1997, at 3:36 o'clock P.M., and recorded in book/reel/volume No. M97 on page 3298 and/or as fee/file/instrument/microfilm/reception No. 32282, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Bethann Ross, Deputy.