

34596

WARRANTY DEED

Vol. 1797 Page 8071

KNOW ALL MEN BY THESE PRESENTS, That Michael E. Long, Inc.

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by
Cathy J. Wabel

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:

Lots 44 & 45, Block 20, Klamath Falls Forest Estates, Hwy 66, Plat (unit) 1

(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

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 \$ 18,000.00. 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 13th day of March, 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 _____, 19____,

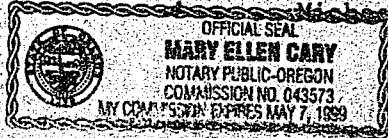
by _____

This instrument was acknowledged before me on 13th March, 1997,

by Michael E. Long

as president

Michael E. Long, Inc.



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

Cathy J. Wabel

2694 Lost St.

Bonanza OR 97623

Grantee's Name and Address

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

Cathy J. Wabel

2694 Lost St.

Bonanza OR 97623

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

Cathy J. Wabel

2694 Lost St.

Bonanza OR 97623

SPACE RESERVED
FOR
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of March, 1997, at 11:08 o'clock A.M., and recorded in book/reel/volume No. 1797 on page 8071 and/or as fee/file/instrument/microfilm/reception No. 34596. Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Russ, Deputy.

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