

36195

WARRANTY DEED

Vol. M97 Page 11553

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by David Wells Press
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 19, Block 38, Nimrod River Park 4th Addition, Klamath County Oregon

97 APR 17 AM 11:49

(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 \$ 5,500.00.
~~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.

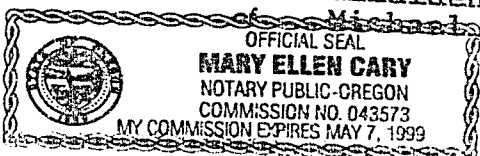
In Witness Whereof, the grantor has executed this instrument this 25 day of March, 1997; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

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
Michael E. Long

STATE OF OREGON, County of Washington
This instrument was acknowledged before me on March 25, 1997,
by Michael E. Long

This instrument was acknowledged before me on March 25, 1997,
by Michael E. Long
as President
of Michael E. Long, Inc.



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

P.O. Box 412
Sprague River, Oregon 97639
David Press Wells
Grantee's Name and Address

After recording return to (Name, Address, Zip):
David Press Wells
P.O. Box 412
Sprague River, Oregon 97639

Until requested otherwise send all tax statements to (Name, Address, Zip):
David Press Wells
P.O. Box 412
Sprague River, Oregon 97639

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 17th day of April, 1997, at 11:49 o'clock A.M., and recorded in book/reel/volume No. M97 on page 11553 and/or as fee/file/instrument/microfilm/reception No. 36195, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co Clerk
By Kathleen Hass, Deputy.