



KLAMATH COUNTY TITLE COMPANY

K-50546-D

STATUTORY WARRANTY DEED (Individual or Corporation)

THOMAS A. SIMS and BONNIE A. SIMS

conveys and warrants to LOYD R. GREEN, Grantor,
the following described real property in the County of KLAMATH and State of Oregon.

All that portion of Lot 9 in Block 5 of Midland, lying Easterly of the right of way of U. S. Highway No. 97, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

97 APR 25 AM 109

All of Lots 10, 11, 12, 13, 14 and 15 in Block 5 of Midland, EXCEPTING therefrom that portion thereof lying within the right of way of U. S. Highway No. 97, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of Vacated Main Street which inures to the above described lots, which was vacated by Order to Vacate recorded February 11, 1981 in Volume MB1, page 2111, Deed Records of Klamath County, Oregon.

This property is free of liens and encumbrances, EXCEPT SUBJECT TO: Reservations and restrictions of record, rights of way, and easements of record and those apparent upon the land, contracts and/or liens for irrigation and/or drainage.

The true consideration for this conveyance is \$ 40,000.00 (Here comply with the requirements of ORS 93.030*).

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.

DATED this 10th day of April 19 97. If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

Thomas A. Sims
THOMAS A. SIMS

Bonnie A. Sims
BONNIE A. SIMS

STATE OF OREGON, County of Klamath)ss.

The foregoing instrument was acknowledged before me this 25th day of April 19 97 by Thomas A. Sims and Bonnie A. Sims

Debra Buckingham
Notary Public for Oregon
My commission expires: 12/19/2000

After recording return to:

Loyd R. Green
13900 SE Highway 212 #28
Clackamas, Oregon 97015-8403

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same As Now Listed

CORPORATE ACKNOWLEDGEMENT

STATE OF OREGON, County of _____)ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 19 _____ by _____ and by _____ of _____ a corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires: _____

THIS SPACE RESERVED FOR RECORDER'S USE



STATE OF OREGON : COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 25th day
of April A.D. 19 97 at 11:09 o'clock A.M., and duly recorded in Vol. M97
of Deeds on Page 12668.

Bernetha G. Letsch, County Clerk

FEE \$35.00

by Kathleen Ross