

37736

WARRANTY DEED

Vol. 1997 Page 14944KNOW ALL MEN BY THESE PRESENTS, That Marcella G. Langer

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill W. and Tracey R. Middlebrooks, husband and wife, hereinafter called the grantees, 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 20, Block 40, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of 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 except all those of record and those apparent to the land as of the date of this deed

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 \$ 1500.00

~~Grantee's Name and Address~~ (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 1st day of April, 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.

Marcella G. Langer
Marcella G. Langer

STATE OF OREGON, County of Los Angeles ss.

This instrument was acknowledged before me on APRIL 5, 1997, by MARCELLA G. LANGER

This instrument was acknowledged before me on _____, 19____, by _____, as _____ of _____

LEON M. RILEY
COMM. #1014581
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 3, 1999

Notary Public for California
My commission expires APRIL 3, 1999

Marcella G. Langer
730 N. Whitnall HWY A-228
Burbank, CA 91505
Grantor's Name and Address
Bill & Tracey Middlebrooks
PO Box 95
Merrill, OR 97633
Grantee's Name and Address

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

Bill & Tracey Middlebrooks
PO Box 95
Merrill, OR 97633

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

Bill & Tracey Middlebrooks
PO Box 95
Merrill, OR 97633

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 15th day of May, 1997, at 1:14 o'clock P.M., and recorded in book/reel/volume No. M97 on page 14944 and/or as fee/file/instrument/microfilm/reception No. 37736, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Barntha G. Letsch, Co. Clerk
By Kathleen Rose, Deputy.