

NA

39118

AR 2671

WARRANTY DEED

91 JUN 12 AM 11:03 Vol. M97 Page 17998

KNOW ALL MEN BY THESE PRESENTS, That Denver E. Hammons

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

Richard G. Lee and Sharon G. Leehereinafter 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 23 in Block 45 of Klamath Falls Forest Estates, Hwy. 66 Unit, Plat #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

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 \$ 4500.00.  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30 day of June, 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.

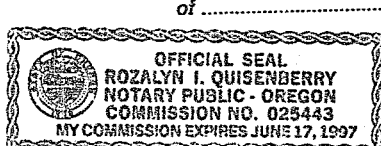
STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on June 3, 1997, by Denver E. Hammons

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_,

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Rozalyn I. Quisenberry  
 Notary Public for Oregon  
 My commission expires 6-17-97

Grantor's Name and Address
Grantee's Name and Address
After recording return to (Name, Address, Zip): <u>Denver E. Hammons</u> <u>Box 220</u> <u>Burns OR 97623</u>
Until requested otherwise send all statements to (Name, Address, Zip): <u>Richard G. Lee</u> <u>905 3rd Dr</u> <u>Burns OR 97623</u>

Fee: \$30.00

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 12th day of June, 1997, at 11:03 o'clock A.M., and recorded in book/reel/volume No. M97 on page 17998 and/or as fee/file/instrument/microfilm/reception No. 39118, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Rose, Deputy.