

44070

MTC 42277
WARRANTY DEED

Vol. 1197 Page 27705

KNOW ALL MEN BY THESE PRESENTS, That LESLIE HOLGATE, JR. and MARY ANN HOLGATE, husband and wife

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

ALFRED L. BUELL and MARY I. BUELL, husband and wife

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 8 in Block 3 of TRACT 1093, PINECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Tax Account No. 3614-030D0-00600

(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 easements, reservations, restriction or covenants, if any, of record

and that grantor will warrant and forever defend the premises and every part 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 \$10,000.00

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 22nd day of August, 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 30.030.

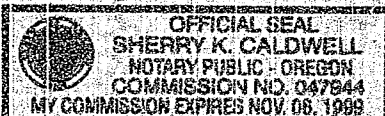
Leslie Holgate, Jr.

Mary Ann Holgate

STATE OF OREGON, County of Lake) ss.

This instrument was acknowledged before me on August 22, 1997, by LESLIE HOLGATE, JR. and MARY ANN HOLGATE

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



Sherry K. Caldwell
Notary Public for Oregon
My commission expires 11-8-99

Leslie Holgate, Jr. & Mary Ann Holgate
P.O. Box 115
Bly OR 97622

Grantor's Name and Address
Alfred L. Buell & Mary I. Buell
P.O. Box 201
Bly OR 97622

Grantee's Name and Address
After recording return to (Name, Address, Zip):
Alfred L. Buell & Mary I. Buell
P.O. Box 201
Bly OR 97622

Until requested otherwise send all tax statements to (Name, Address, Zip):
Alfred L. Buell & Mary I. Buell
P.O. Box 201
Bly OR 97622

SPACE RESERVED
FOR
RECORDER'S USE

Fees: \$30.00

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of August, 1997, at 11:44 o'clock A.M., and recorded in book/reel/volume No. M97 on page 27705 and/or as fee/file/instrument/microfilm/reception No. 44070, Record of Deeds of said County.

Witness my hand and seal of County affixed.

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