

NA

47579

Att # 46762

WARRANTY DEED

Vol. 1197 Page 35203

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

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Matthew J. Van Steen and Melissa K. Duncan, husband and wife as tenants by the entirety 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 61, Block 08, Sprague River Valley Acres, Klamath County OR

97 OCT 27 AM 11:14

(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 \$ 7,000.00

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 18th day of October, 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

STATE OF OREGON, County of Washington ss.

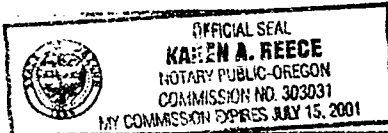
This instrument was acknowledged before me on 19.

by This instrument was acknowledged before me on October 18th, 1997.

by Michael E. Long

as President

of Michael E. Long, Inc.



Karen A. Reece  
Notary Public for Oregon  
My commission expires July 15, 2001

Michael E. Long  
21065 N.W. Kay Rd.  
Hillstboro OR 97124  
Grantor's Name and Address  
Matthew Van Steen & Melissa Duncan  
202 Midwick Dr.  
Milpitas, CA 95035  
Grantee's Name and Address  
After recording return to (Name, Address, Zip):  
Matthew Van Steen & Melissa Duncan  
202 Midwick Dr.  
Milpitas, CA 95035  
Until requested otherwise send all tax statements to (Name, Address, Zip):  
Matthew Van Steen & Melissa Duncan  
202 Midwick Dr.  
Milpitas, CA 95035

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee: \$30.00

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 27th day of October, 1997, at 11:14 o'clock A.M., and recorded in book/reel/volume No. 1197 on page 35203 and/or as fee/file/instrument/microfilm/reception No. 47579, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Kathleen Ross, Deputy.