FORM No. 805-1 - WARRANTY DEED (Individual)

Vol. M98 Page 4328

51316 52963 '98 JAN -9 P1:48 Vol. M98 Page 670

Roy M. Webb & Virginia G. Webb
3500 S. River Road
Grants Pass, Oregon 97527
Grantor's Name and Address

Roy M. Webb & Virginia G. Webb
3500 S. River Road
Grants Pass, Oregon 97527
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Duane Wm. Scultz, Attorney
245 N.W. "B" Street
Grants Pass, Oregon 97526

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Roy M. Webb & Virginia G. Webb
3500 S. River Road
Grants Pass, Oregon 97527

BOARD OF COMMISSIONERS - KLAMATH COUNTY - STATE OF OREGON

INDEXED

D / L

Fee: $30.00

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 9th day of January, 1998, at 1:48 o'clock P.M., and recorded in book/reel/volume No. M98 on page 670 and/or as fee/file/instrument/microfilm/reception No. 51316, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Knox, Deputy.

FEB 10 P1:37

FEB 10 P1:37

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Roy M. Webb & Virginia G. Webb Husband and Wife hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Roy M. Webb & Virginia G. Webb, Trustees or Successors u/a/d 11/18/97 hereinafter called 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 (s) 13 Block 53
First Addition to Klamath Forest Estates
as recorded in Klamath County, Oregon

Please Rerecord this deed to Correct the middle initial of Virginia from C. to G.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto 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 (if no exceptions, so state): except those of record.

, 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 $ 0 ① However, the actual consideration consists of or includes other property or value given or promised which is ☒ the whole ☐ part of the (indicate which) consideration.① (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural.

In witness whereof, the grantor has executed this instrument this 18th day of November, 1997; if grantor is a corporation, 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.

Roy M. Webb

Virginia G. Webb

STATE OF OREGON, County of Josephine) ss.

This instrument was acknowledged before me on November 18, 1997, by Roy M. Webb & Virginia G. Webb

OFFICIAL SEAL
CAROL MCKNIGHT
NOTARY PUBLIC-OREGON
COMMISSION NO. 050653
MY COMMISSION EXPIRES FEB. 15, 2000

Carol McKnight
Notary Public for Oregon
My commission expires 2-15-2000

30-RP 10-

4329

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Duane Schultz the 10th day
of February A.D., 19 98 at 1:37 o'clock P.M., and duly recorded in Vol. M98,
of Deeds on Page 4328.

FEE $10.00 Re-record

Bernetha G. Letsch, County Clerk
By Kathleen Reed