

55937

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bill W. & Tracey R. Middlebrooks

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill D. and Judy S. Donovan

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:

Lots 10, 11 and 12, Block 52, KLAMATH FALLS FOREST ESTATES, HIGHWAY 56 UNIT, PLAT NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County.

98 APR -7 P 2:22

(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

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 \$5500.00

Part of the consideration consists of or includes some property or value given or promised which is part of the 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 20th day of January, 1998; 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.

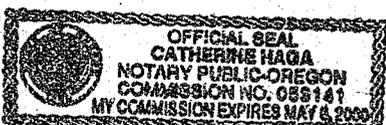
Bill W. Middlebrooks

Tracey R. Middlebrooks

STATE OF OREGON, County of Klamath ) ss.

This instrument was acknowledged before me on , 19

This instrument was acknowledged before me on February 17, 1998, by Bill W. Middlebrooks and Tracey R. Middlebrooks as Husband and Wife of Merrill, Oregon



Catherine Haga Notary Public for Oregon My commission expires May 6, 2000

Bill & Tracey Middlebrooks PO Box 95 Merrill, OR 97633

Grantor's Name and Address

Bill & Judy Donovan 1652 Newport Ct. Salinas, CA 93906

Grantee's Name and Address

After recording return to (Name, Address, Zip): Bill & Judy Donovan 1652 Newport Ct. Salinas, CA 93906

Until requested otherwise send all tax statements to (Name, Address, Zip): Bill & Judy Donovan 1652 Newport Ct. Salinas, CA 93906

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ) ss.

I certify that the within instrument was received for record on the 17th day of APRIL, 1998, at 2:22 o'clock P.M., and recorded in book/reel/volume No. M98 on page 11292 and/or as fee/file/instrument/microfilm/reception No. 55937, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

By Katherine Ross, Deputy.

Fee: \$30.00