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56645

WARRANTY DEED

Vol. 198 Page 12932KNOW ALL MEN BY THESE PRESENTS, That Michael J. and Teresita M. Bennetthereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Bill W. Middlebrookshereinafter 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 5, Block 63, KLAMATH FALLS FOREST ESTATES,
HIGHWAY 66 UNIT, PLAT NO.3, according to the
official plat there of 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 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 \$ 4000.00
XX
XX
XX
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 26th day of March, 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.

OHIO

STATE OF OHIO, County of Licking ss.This instrument was acknowledged before me on March 31, 1998,
by Michael J. BennettThis instrument was acknowledged before me on March 31, 1998,
by Teresita M. Bennettas _____
of _____

Mary Dougherty
Notary Public, State of Ohio
My Commission Expires May 28, 2001

My commission expires _____

Michael & Teresita Bennett
1440 Foxgrove Ct.
Newark, OH 43055

Grantor's Name and Address
Bill W. Middlebrooks
PO Box 95
Merrill, OR 97633

Grantee's Name and Address
After recording return to (Name, Address, Zip):
Bill W. Middlebrooks
PO Box 95
Merrill, OR 97633

Until requested otherwise send all tax statements to (Name, Address, Zip):
Bill W. Middlebrooks
PO Box 95
Merrill, OR 97633

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 20th day
of April, 1998, at
9:28 o'clock A.M., and recorded in
book/reel/volume No. 12932 on page
12932 and/or as fee/file/instru-
ment/microfilm/reception No. 56645,
Record of Deeds of said County.

Witness my hand and seal of County affixed.

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

30