FORM No. 633 – WARRANTY DEED (Individual or Corporate) COPYRIGHT 1988 STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

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Michael E. Long, Inc.
21065 N.W. Kay Rd.
Hillsboro OR 97124
Grantor's Name and Address

~~Thomas E. Ryan and Janel Ryan~~
~~8610 S.E. 28th Ave.~~
~~Milwaukie OR 97222~~
Grantee's Name and Address

After recording, return to (Name, Address, Zip):
Thomas E. Ryan and Janel Ryan
8610 S.E. 28th Ave.
Milwaukie OR 97222

Until requested otherwise, send all tax statements to (Name, Address, Zip):
Thomas E. Ryan and Janel Ryan
8610 S.E. 28th Ave.
Milwaukie OR 97222

SPACE RESERVED FOR RECORDER'S USE

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 June, 1998, at 1:35 o'clock P.M., and recorded in book/reel/volume No. M98 on page 19633 and/or as fee/file/instrument/microfilm/reception No. 59482, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathlen Rose, Deputy.

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Michael E. Long, Inc.,

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Thomas E. Ryan and/or Janel Ryan,

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 11, Block 8, Nimrod River Park, 2nd Addition

(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): //, 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 $ 8,500.00 ~~⊕ 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.~~ ⊕ (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 2nd day of June, 1998; 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.

Michael E. Long
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 June 2nd, 1998,
by Michael E. Long
as President
of Michael E. Long, Inc.

OFFICIAL SEAL
MARY ELLEN CARY
NOTARY PUBLIC-OREGON
COMMISSION NO. 043573
MY COMMISSION EXPIRES MAY 7, 1999

Mary Ellen Cary
Notary Public for Oregon
My commission expires May 7, 1999

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