

NS

66057

98 SEP 10 AM 12:24

Vol. M98 Page 33352

Grantor's Name and Address

Grantee's Name and Address

After recording, return to (Name, Address, Zip):

Kevin M. Ellis

19219 Cherokee Road

Bend, Oregon 97702-8966

Until requested otherwise, send all tax statements to (Name, Address, Zip):

same as above

SPACE RESERVED
FOR
RECORDER'S USESTATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 10th day of September, 1998, at 11:24 o'clock A.M., and recorded in book/reel/volume No. M98 on page 33352 and/or as fee/file/instrument/microfilm/reception No. 66057, Record of Deeds of said County.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLEBy *Pauline Miller*, Deputy.
Fee \$30.00

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that **ELSIE M. D'ORAZIO**hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by **KEVIN M ELLIS AND MARY ELLIS HUSBAND AND WIFE**

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:

**KLAMATH FALLS FOREST ESTATES SYCAN UNIT, BLOCK 14 Lot 6 Por
Acres 9.23 Property ID number R177917 R-3313-02500-02200-000**

AMERITITLE, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

* fulfillment of real estate contract recorded in Volume M94 at Page 22370 Microfilm records of Klamath County, Oregon. Added the name of spouse as Grantee is now married.*

(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):

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 \$ 5,000.00*. 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 10th day of September, 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.

Elsie M. D'Orazio
Elsie M. D'Orazio

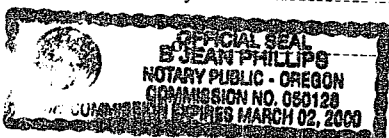
STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me on September 10, 1998

by Elsie M. D'Orazio

This instrument was acknowledged before me on , 19 ,

by



B. Jean Phillips
Notary Public for Oregon
My commission expires 3-2-00