

NS

Vol M99 Page 20783



Western Homes, Inc.

Grantor's Name and Address

Jon Hicks

Grantee's Name and Address

Jon Hicks

PO Box 7461  
Klamath Falls, OR 97602

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

Jon Hicks

PO Box 7461  
Klamath Falls, OR 97602

AMERITITLE, Inc. is required to provide this instrument to the grantor as an accommodation only. Instrument may be recorded for recording and sufficient and has not been recorded upon the title to any real property or as to its effect upon the title to any real property that may be described therein.

State of Oregon, County of Klamath  
Recorded 5/25/99, at 11:30 a.m.  
In Vol. M99 Page 20783  
Linda Smith, County Clerk  
Fee \$ 30-

MTC 1396-9978

WARRANTY DEED

Linda Smith

KNOW ALL BY THESE PRESENTS that Western Homes, Inc. an Oregon Corporation

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Jon Hicks

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:

The Westerly 47.00 feet of Lot 8 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

This deed is to perfect that Lot Line Adjustment #13-99 as approved by Klamath County Planning

(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 \$ Lot line adjustment. 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 May day of May, 19 99; 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

Cathy King Pres.  
Western Homes, Inc.  
Cathy King, President

STATE OF OREGON, County of Klamath ) ss.

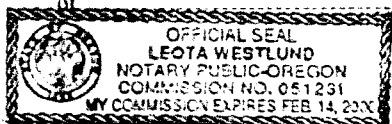
This instrument was acknowledged before me on May 4, 19 99, by Cathy King President of Western Homes, Inc

This instrument was acknowledged before me on \_\_\_\_\_, 19\_\_\_\_

by \_\_\_\_\_

as \_\_\_\_\_

of \_\_\_\_\_



Leota Westlund  
Notary Public for Oregon  
My commission expires 2-14-2000