

NS

Michael E. Long, Inc.  
21065 N.W. Kay Rd.  
North Plains Or 97133

Grantor's Name and Address  
Philip M. Sharpe  
1999 S.E. Booth Ave.  
Roseburg OR 97470

Grantee's Name and Address

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

Philip M. Sharpe  
1999 S.E. Booth Ave.  
Roseburg OR 97133

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

Philip M. Sharpe  
1999 S.E. Booth Ave.  
Roseburg OR 97133

SPACE RESERVED  
FOR  
RECORDER'S USE

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STATE OF OREGON, } ss.  
County of \_\_\_\_\_

I certify that the within instrument  
was received for record on the \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in  
book/reel/volume No. \_\_\_\_\_ on page  
\_\_\_\_\_ and/or as fee/file/instru-  
ment/microfilm/reception No. \_\_\_\_\_,  
Record of Deeds of said County.

Witness my hand and seal of County  
affixed.

By \_\_\_\_\_, 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 \_\_\_\_\_

----- Philip M. Sharpe -----

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 24, portion of lot 27, Nimrod River Park, Klamath County OR, (see  
attached exhibit "A" )

(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 \$ 10,500.00. <sup>Ⓢ</sup> 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. <sup>Ⓢ</sup> (The sentence between the symbols <sup>Ⓢ</sup>, 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 7th day of July, 2000; 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 REGU-  
LATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON  
ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPRO-  
PRIATE 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 7th July 2000, DX,  
by Michael E. Long  
as Michael E. Long, Inc. President  
of Michael E. Long, Inc.



*Gigi Inge*  
Notary Public for Oregon  
My commission expires Dec 07, 2001

EXHIBIT A - LOT 24, PORTION BLOCK 27  
NIMROD RIVER PARK

Being a portion of Lot 27 of NIMROD RIVER PARK as shown on plat of record official records of Klamath County, more particularly described as follows:

Beginning at the Southeast corner of said Lot 24; thence S 01°04' E to a point of the South line of Lot 27 of said NIMROD RIVER PARK; thence Westerly along the South line of said Lot 27, to a point, which point is the intersection of the South line of Lot 27 and the Southerly prolongation of the Westerly side line of Lot 24 (the bearing of said prolongation is S 01°04' E); thence N 01°04' W, along said prolongation to the Southwest corner of said Lot 24; thence N 88°56' E, 14.14 feet; thence N 76°02'30" W. 88.90 feet, the the point of beginning.

SUBJECT TO: Easement for roadway and incidental purposes over the Northerly 60 feet.

STATE OF OREGON, COUNTY OF KLAMATH: ss

Filed for record at request of MICHAEL E. LONG, INC., AN OREGON CORPORATION  
this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1996 at \_\_\_\_\_ o'clock \_\_\_\_\_ M, and duly  
recorded in Vol. \_\_\_\_\_ of \_\_\_\_\_ on Page \_\_\_\_\_.

  
Bernetha G. Letsch  
County Clerk

by \_\_\_\_\_

State of Oregon, County of Klamath  
Recorded 07/10/00, at 10:26 a. m.  
In Vol. M00 Page 25010  
Linda Smith,  
County Clerk Fee \$ 26<sup>00</sup>