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JUL 11 AM 9:46

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JAMES D. MELTON
1017 NE WALNUT ST.
ROSEBURG, OR. 97470-5124
Grantor's Name and Address
RONALD ISRAEL AND ANNETTE ISRAEL
1663 HACKETT DRIVE
LA PINE, OREGON 97739
Grantees' Names and Address(es)

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

RONALD + ANNETTE ISRAEL
1663 HACKETT DRIVE
LA PINE, OREGON 97739-9281

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

RONALD + ANNETTE ISRAEL
1663 HACKETT DRIVE
LA PINE, OR. 97739-9281

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 07/11/00, at 9:46 a. m.
In Vol. M00 Page 25194
Linda Smith,
County Clerk Fee \$ 21.⁰⁰/₁₀₀

WARRANTY DEED - GRANTOR TO SELF AND OTHERS

KNOW ALL BY THESE PRESENTS that JAMES D. MELTON

hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto

RONALD ISRAEL AND ANNETTE ISRAEL

, hereinafter called the grantees, and unto grantees' 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-6, BLOCK 15, FIRST ADDITION TO RIVER PINE ESTATES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON AND SUBJECT TO THE BUILDING AND USE RESTRICTIONS APPURTENANT THERETO AND ON FILE IN VOLUME M67, PAGE 3386, MICROFILM RECORDS OF KLAMATH COUNTY OREGON.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same unto grantees and grantees' heirs, successors and assigns forever.

And grantor hereby covenants to and with grantees and grantees' 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):

NO EXCEPTIONS

, 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 \$4,316.04. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the whole (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 7 day of July, 2000 a. m.; 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.

James D. Melton

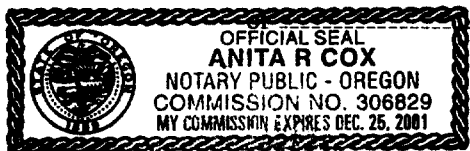
STATE OF OREGON, County of Douglas ss.

This instrument was acknowledged before me on July 7, 2000 a. m., by James D. Melton

This instrument was acknowledged before me on _____, 19____,

by _____,

as _____



Notary Public for Oregon

My commission expires 12-25-2001