

# WARRANTY DEED

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THIS DEED, Made this day of July 24, 2001

between

Alfred Samango

P.O. Box 700

Haleiwa, Hawaii 96712

of the county of Honolulu

and state of

Hawaii grantor and

State of Oregon, County of Klamath

Recorded 08/20/01 at 12:54 p. m.

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Linda Smith,

County Clerk Fee \$ 21.00

Phillip J. Payne and Elaine Poett-Payne

As Joint Tenants with Rights of Survivorship

115 Springlaurel Court

whose legal address is Duluth, Georgia 30097

of the County of

Duluth

and State of

Georgia

, grantees:

**WITNESSETH**, that the grantor, for and in consideration of the sum of \$ 3,500.00

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, **THEIR** heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property, together with improvements, if any, situate, lying and being in the County of Klamath and State of Oregon described as follows:

Lot 30, Block 5, Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

**SUBJECT TO Covenants, conditions, reservations, easements, restrictions, rights, rights of way and all matters appearing of record.**

also known by street and number as:

Vacant Land

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said grantees, **THEIR** heirs and assigns forever. And the grantor, for himself, **THEIR** heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, **THEIR** heirs and assigns, that at the time of the ensealing and delivery of these presents, he is well seized of the promises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever. EXCEPT FOR TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS. EASEMENTS, RESTRICTIONS, COVENANTS AND RIGHTS OF WAY OF RECORD, IF ANY.

IN WITNESS WHEREOF the grantor has executed this deed on the date set forth above.

Alfred Samango

State of

Hawaii

Honolulu

County of

The foregoing instrument was acknowledged before me this  
by ALFRED SAMANGO

Witness my hand and official seal.

Regina A. Dodson

Notary Public

My comission expires 8/31/04