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'02 MAY 7 AM 9:27

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STATE OF OREGON, 1 cc

Michael E. Long, Inc.

21065 N.W. Kay Rd.

North Plains, OR 97133

Grantor's Name and Address

Jason A. and Dawn M. Charles

P.O. Box 128

Beatty OR 97621

Grantee's Name and Address

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

Jason A. and Dawn M. Charles

P.O. Box 128

Beatty OR 97621

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

Jason A. and Dawn M. Charles

P.O. Box 128

Beatty OR 97621

SPACE RESERVED  
FOR  
RECORDER'S USE

State of Oregon, County of Klamath

Recorded 05/07/2002 9:27 a. m.Vol M02, Pg 26949

Linda Smith, County Clerk

Fee \$ 21.00 # of Pgs 1

reputy.

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Michael E. Long, Inc.

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

Jason A. Charles and Dawn M. Charleshereinafter 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 18, Block 22, Ferguson Mountain Pines, 1st Addition

(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 \$ 8,000.00. <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 on May 3<sup>rd</sup> 2002; 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.

Michael E. Long

STATE OF OREGON, County of Washington ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on May 3<sup>rd</sup> 2002

by

Michael E. Long

as

President

of

Michael E. Long, Inc.OFFICIAL SEAL  
RITA MARIE JIMENEZ  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 318261  
MY COMMISSION EXPIRES NOV 22, 2002

Notary Public for Oregon

My commission expires 11/22/02