

NL

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Bill Middlebrooks

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by James O. Rice, Lynnette G. Rice, and Dennis Mehaffey, hereinafter called the 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 33, 34, and 35, Block 33, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon

State of Oregon, County of Klamath  
Recorded 07/10/2002 10:43 a. m.  
Vol M02, Pg 39144  
Linda Smith, County Clerk  
Fee \$ 21.00 # of Pgs 1

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the 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 all these of record and those apparent to the land as of the date of this deed

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 \$ 15000.00

~~However, the actual consideration consists in the inclusion of the property or value given or promised which is the whole consideration (indicate which). (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 3rd day of June, 2002 if a corporate grantor, 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.

Bill W. Middlebrooks

STATE OF OREGON, County of Klamath ss.

This instrument was acknowledged before me on July 9, 2002, by Billy Wayne Middlebrooks

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

by \_\_\_\_\_

as Operation Supervisor

of Klamath Falls



Lana Kautzman  
Notary Public for Oregon  
My commission expires November 13, 2005

Bill W. Middlebrooks  
PO Box 575  
Merrill, OR 97633

Grantor's Name and Address

Lynnette Rice  
531 Manzanita Street  
Chula Vista, CA 91911

Grantee's Name and Address

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

Lynnette Rice  
531 Manzanita Street  
Chula Vista, CA 91911

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

Lynnette Rice  
531 Manzanita Street  
Chula Vista, CA 91911

SPACE RESERVED  
FOR  
RECORDER'S USE

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/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By \_\_\_\_\_, Deputy.

21 of Traci Middlebrook