

02 OCT 25 AM 10:46

Vol M02 Page 60867  
STATE OF OREGON, 1 cc

Michael E. Long, Inc.  
 21065 N.W. Kay Rd.  
 North Plains, Oregon 97133  
Grantor's Name and Address  
 Granville & Pauline Middleton  
 8530 SW River Rd.  
 Hillsboro OR 97123  
Grantee's Name and Address

SPACE RESERVED  
 FOR  
 RECORDER'S USE

After recording, return to (Name, Address, Zip):  
 Granville & Pauline Middleton  
 8530 S.W. River Rd.  
 Hillsboro OR 97123  
Until requested otherwise, send all tax statements to (Name, Address, Zip):  
 Granville & Pauline Middleton  
 8530 S.W. River Rd.  
 Hillsboro OR 97123

State of Oregon, County of Klamath  
 Recorded 10/25/2002 10:46 a. m.  
 Vol M02, Pg 60867-68  
 Linda Smith, County Clerk  
 Fee \$ 26<sup>00</sup> # of Pgs 2 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 Granville Middleton and Pauline Middleton,  
 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:

(SEE SCHEDULE A, ATTACHED)

KLAMATH COUNTY, OREGON

(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 \$ 10,000.00. <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 Ⓢ, 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 10/21/02; 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 \_\_\_\_\_

by \_\_\_\_\_

This instrument was acknowledged before me on 10/21/02by Michael E. LongPresidentMichael E. Long, Inc.

*Mary Ellen Cary*  
 Notary Public for Oregon  
 My commission expires May 7, 2003

SCHEDULE A

60868

LOT 21 OF NIMROD RIVER PARK AS SHOWN ON MAP IN OFFICIAL RECORDS OF SAID COUNTY, TOGETHER WITH A PORTION OF LOT 27 OF NIMROD RIVER PARK MORE PARTICULARLY KNOWN AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 21; THENCE S 1degree 04' E ACROSS LOT 27 TO A POINT ON THE NORTHERLY BANK OF THE SPRAGUE RIVER; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY BANK OF SAID RIVER TO A POINT, WHICH POINT IS THE INTERSECTION OF THE SOUTHERLY PROLONGATION OF THE WESTERLY SIDELINE OF SAID LOT 21 AND THE NORTHERLY RIVER BANK; THENCE S 76degrees 02' 30" E ALONG THE SOUTHERLY LOT LINE OF SAID LOT TO THE POINT OF BEGINNING.