

03 SEP 4 PM 10:56

NJC - 1396 - 5209

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That JOSEPH S. McBRIDE and LINDA E. McBRIDE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by LEE HALOUT, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lot 48 in Block 11 of INDUSTRIAL ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

To Have and to Hold the same unto the said 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 those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of 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 \$50,000.00.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

"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."

In Witness Whereof, the undersigned grantors, have executed this instrument this 9th day of February, 1993.

Joseph S. McBride
Joseph S. McBride

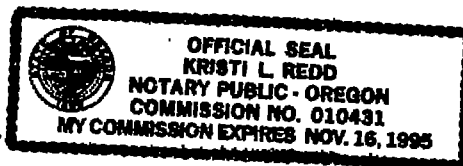
Linda E. McBride
Linda E. McBride

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named individuals and acknowledge the foregoing instrument to be their voluntary act and deed.

(S E A L)

Before me: Kristi L. Redd
Notary Public for Oregon
My Commissioner Expires: 11/16/95



Joseph S. McBride and
Linda E. McBride
Grantor

STATE OF OREGON, County of Klamath)ss.

I certify that the within instrument
received for record on the ___ day of
_____, 19___, at ___ o'clock ___ M.,
and recorded in book/reel/volume No. ___
on page ___ or as fee/file/instrument/
microfilm/reception No. ___, Recorded of
Deeds of said county.

State of Oregon, County of Klamath
Recorded 09/04/2003 10:56 a.m.
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Linda Smith, County Clerk
Fee \$ 21.00 # of Pgs 1

Lee Halout
200 E. Main St.
Klamath Falls, OR 97601

Grantee
After recording return to:
Lee Halout
200 E. Main
Klamath Falls, OR 97601

Until a change is
requested, all tax statements
shall be sent to the following address:
Same as Grantee

Witness my hand and seal of County affixed.

Name _____ Title _____
By _____ Deputy _____

AMERITITLE has recorded this
instrument by request as an accomodation only,
and has not examined it for regularity and sufficiency
or as to its effect upon the title to any real property
that may be described therein

21/11