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EA NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.

NIT-1396-5695

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Grantor's Name and Address

Grantor's Name and Address

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

Ronnie Brackett
16920 Benson Road
Cottonwood Can 96022

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

same

SPACE RESERVED
FOR
RECORDER'S USE

State of Oregon, County of Klamath
Recorded 01/23/2004 3:20 p.m.
Vol M04 Pg 04381-04382
Linda Smith, County Clerk
Fee \$ 26.00 # of Pgs 2

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Martha J. Ewry individually and as Trustee of the Ewry Family Trust hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by RONNIE BRACKETT

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:

Map Tax lot R-3711-01580-01800-000
Klamath Falls Forest Estates HWY 66
Plat #1, Block #9, Lot #17

(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 \$ 500.00. 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. (The sentence between the symbols (1), 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 January 13, 2004 date; 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.

X Ewry Family Trust
Martha J. Ewry

STATE OF OREGON, County of _____) ss.

This instrument was acknowledged before me on _____,

by _____,

This instrument was acknowledged before me on _____,

by _____,

as _____,

of _____.

AMERITITLE has recorded this instrument by request as an accommodation 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.

Notary Public for Oregon
My commission expires _____

ALL PURPOSE CERTIFICATE

STATE OF CALIFORNIA

COUNTY OF Los Angeles SS.

On January 13, 2004 before me the undersigned a Notary Public in and for
said State personally appeared Martha Ewry

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

SEAL

Leile Michelle Moyens
NOTARY'S SIGNATURE



THIS CERTIFICATE IS TO BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW:

Title or Type of Document

Number of Pages 1 Date of Document January 13, 2004
Signer(s) Other than Named Above

Additional Comments:

FOR USE ON RECORDABLE DOCUMENTS

