

EA

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



04 AUG 24 AM 8:12

Michael E. Long  
 15731 SW Oberst Ln PB 1148  
 Sherwood Oregon 97140  
Grantor's Name and Address  
 Tom A. Showers & Jodi L. Showers  
 3939 S. 6th St. #216  
 Klamath Falls Oregon 97140  
Grantee's Name and Address

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

Tom A. Showers & Jodi L. Showers  
 3939 S. 6th St. #216  
 Klamath Falls Oregon 97140

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

Tom A. Showers & Jodi L. Showers  
 3939 S. 6th St. #216  
 Klamath Falls Oregon 97140

SPACE RESERVED  
 FOR  
 RECORDER'S USE

State of Oregon, County of Klamath  
 Recorded 08/24/04 8:12a m  
 Vol M04 Pg 55848  
 Linda Smith, County Clerk  
 Fee \$ 21<sup>00</sup> # of Pgs 1

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Michael E. Long

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

Tom A. Showers and Jodi L. Showers

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:

Lot 13, Block 80, Klamath Falls Forest Estates, Highway 66, Plat 4

(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 \$ 10,500.00. <sup>①</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>②</sup> (The sentence between the symbols <sup>①</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 August 20<sup>th</sup> 2004; 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

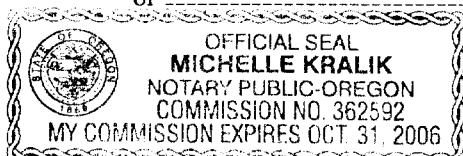
This instrument was acknowledged before me on  
 by Michael E. Long

This instrument was acknowledged before me on

by

as

of



Notary Public for Oregon

My commission expires 10-31-06