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



'05 APR 26 AM 11:44

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Land Sales Group LLC  
 PO Box 8631  
 Bend, Or. 97708  
Grantor's Name and Address

Harold Hoyt  
 PO Box 4304  
 Port Jervis, NY 12771  
Grantee's Name and Address

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

Harold Hoyt  
 Po Box 4304  
 Port Jervis, NY 12771

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

Harold Hoyt  
 Po Box 4304  
 Port Jervis, NY 12771

State of Oregon, County of Klamath  
 Recorded 04/26/2005 11:44 a m  
 Vol M05 Pg 29472  
 Linda Smith, County Clerk  
 Fee \$ 21.00 # of Pgs 1

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Land Sales Group, LLChereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Harold Hoyt

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:

Block 15, Lot 33 of Klamath Forest Estates, According to the official plat thereof, on file in the Office of the county clerk, 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):  
no exceptions

\_\_\_\_\_, 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 \$ 6667.50. <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 April 4, 2005; 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.

Charles Lee Sterling as Manager

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on 4-4-05  
 by Charles Lee Sterling

This instrument was acknowledged before me on \_\_\_\_\_  
 by \_\_\_\_\_  
 as \_\_\_\_\_  
 of \_\_\_\_\_



Deborah Torrie  
 Notary Public for Oregon  
 My commission expires Oct. 14, 2005

21✓ ret o/c Charles Sterling