

EA

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



AL LARTON and Florence P. Larton
P.O. Box 3046

HARPER, OR 97415

Grantor's Name and Address

MIKE EAGAN

777 NORTH EAST 7th ST.

GRANTS PASS, OR 97526

Grantee's Name and Address

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

MIKE EAGAN

777 NORTHEAST 7th ST.

GRANTS PASS, OR 97526

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

Same as above

State Of Oregon, County Of Klamath

M05-61790

08/12/2005 09:18:46 AM

Of Pages 1

Fee: \$21.00

SPA

REC

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, that AL and Florence P. LARTON Husband and wife

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

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 2 in Block 6 of Fox Hollow, according to the duly recorded plat thereof on file in the records of Klamath County, OREGON
Subject to: Declaration of Conditions and Restrictions dated October 15, 1963 recorded December 17, 1964 in Volume 358 PAGE 262, Deed records of 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 \$ 5,000. 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 ®, 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 _____; 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.

[Signature]

Florence P. Larton

STATE OF OREGON, County of Cum

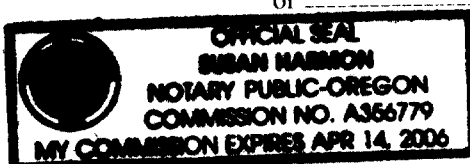
This instrument was acknowledged before me on August 8, 2005
by AL Larton & Florence P. Larton

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Susan Harmon

Notary Public for Oregon

My commission expires April 14, 2006