

EA

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



Michael E. Long, Inc  
15731 S.W. Oberst Ln PB 1148  
Sherwood OR 97140

Grantor's Name and Address

Brian R. and Mary O. Chapman  
2850 S.W. 27th Ct.  
Redmond OR 97756

Grantee's Name and Address

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

Brian R. and Mary O. Chapman  
2850 S.W. 27th Ct.  
Redmond OR 97756

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

Brian R. and Mary O. Chapman  
2850 S.W. 27th Ct.  
Redmond OR 97756

M06-14120

Klamath County, Oregon

07/13/2006 11:51:53 AM

Pages 1 Fee: \$21.00

SPA

REC

1st-06-354

## WARRANTY DEED

KNOW ALL BY THESE PRESENTS that

Michael E. Long, Inc

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

Brian R. Chapman and Mary O. Chapman

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 5, block 93, Klamath Falls Forest Estates,  
Hwy 66, Plat 4, Klamath County, Oregon

First American Title Ins. Co. 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.

(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<sup>00</sup>. <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>①</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 2/28/2006; 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 Michael E. Long  
Michael E. Long

STATE OF California Riverside County of Riverside ) ss.

This instrument was acknowledged before me on

by

This instrument was acknowledged before me on

by

as

of

Michael E. Long

President

Michael E. Long, Inc



x Diana M. Sellin  
Notary Public for California  
My commission expires x 08-15-09

21.7