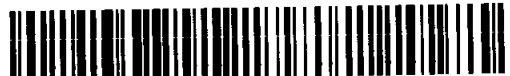


BLO. NO PART OF ANY STEVENS-NESS FORM MAY BE REPRC

2014-010394

Klamath County, Oregon



00159723201400103940020026

10/07/2014 11:48:20 AM

Fee: \$47.00

SPACE RESERVED FOR RECORDER'S USE

Alvin L. Middlebrook
P.O. Box 447
Bonanza, Or 97601

Grantor's Name and Address

Dorothy L. Disbrow
P.O. Box 447
Bonanza, Or 97601

Grantee's Name and Address

After recording, return to (Name and Address):
Dorothy L. Disbrow
P.O. Box 447
Bonanza, Or 97601

Until requested otherwise, send all tax statements to (Name and Address):
NO change

WARRANTY DEED

KNOW ALL BY THESE PRESENTS that Dorothy L. Disbrow Alvin L. Middlebrook

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by Dorothy L. Disbrow Rodney A. Disbrow with the right of survivorship 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 (legal description of property):

see attached

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

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 \$ 0. 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 instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

IN WITNESS WHEREOF, grantor has executed this instrument on 7-29-2014; any signature on behalf of a business or other entity is made with the authority of that entity.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Alvin L. Middlebrook
Dorothy L. Disbrow

STATE OF OREGON, County of Klamath
This instrument was acknowledged before me on September 29, 2014
by Alvin Louise Middlebrook & Dorothy Louise Disbrow

This instrument was acknowledged before me on
by
as
of

Jenice M. Zupan
Notary Public for Oregon
My commission expires Jan. 03, 2018



EXHIBIT "A"
LEGAL DESCRIPTION

Lots 1, 8, 9 and 10 in Block 21, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of vacated Fosse Alley, vacated by order dated March 14, 1958 and recorded in Deed Volume 298, page 517, Deed Records of Klamath County, Oregon, which inurred thereto.

ALSO a portion of Block 21, FIRST ADDITION TO BONANZA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Block 21, FIRST ADDITION TO BONANZA; thence North 33 degrees 50' East along the East line of Market Street 130.19 feet to the point of beginning; thence South 56 degrees 10' East 458.95 feet to a point on the South line of the Horsefly Irrigation Ditch at the inlet and the Westerly line of Lost River; thence North 23 degrees 11' 30" West 42.94 feet to a point along the South right of way of the ditch; thence North 56 degrees 10' West 420.95 feet to a 1/2 inch R. B. on the Easterly line of Market Street and between Lots 7 and 8, Block 21; thence South 33 degrees 50' West 20.0 feet to the point of beginning.

TOGETHER WITH that portion of vacated Fosse Alley, vacated by order dated March 14, 1958 and recorded in Deed Volume 298, page 517, Deed Records of Klamath County, Oregon, which inurred thereto.